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Delivery Order 021

FINAL
COMMUNITY RELATIONS PLAN
ALAMEDA POINT

September 30, 2003

Prepared for

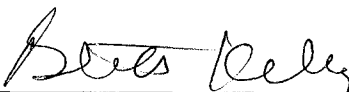


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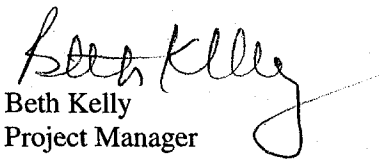
**Subject: Transmittal of the Final Community Relations Plan for Alameda Point
Alameda Point California
AECRU Contract No. N68711-00-D-0005, Delivery Order 021**

Dear Mr. McClelland:

Enclosed is the Final Community Relations Plan for Alameda Point, Alameda, California.

If you have any questions, please call me at (916) 853-4525.

Sincerely,


Beth Kelly
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Alameda, Alameda, California

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ABBREVIATIONS AND ACRONYMS

AFD	Alameda Fire Department
APAC	Alameda Point Advisory Committee
APD	Alameda Police Department
APC	Alameda Point Collaborative
APCP	Alameda Point Community Partners
AM	Action memorandum
AR	Administrative record
ARRA	Alameda Reuse and Redevelopment Authority
AST	Aboveground storage tank
AUSD	Alameda Unified School District
BCT	BRAC Cleanup Team
bgs	Below ground surface
BRAC	Base Realignment and Closure
Cal-EPA	California Environmental Protection Agency
CHC	Chlorinated hydrocarbons
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CERFA	Community Environmental Response Facilitation Act
City	City of Alameda
CRP	Community Relations Plan
DoD	U.S. Department of Defense
DTSC	Cal-EPA Department of Toxic Substances Control
EBCRC	East Bay Conversion and Reuse Commission
EE/CA	Engineering evaluation and cost analysis
EFAW	Engineering Field Activity West
EPA	U.S. Environmental Protection Agency
ETL	Environmental technical library
FOSET	Finding of Suitability for Early Transfer
FOSL	Finding of Suitability for Lease
FOST	Finding of Suitability for Transfer
FS	Feasibility study
IR	Installation restoration
JPA	Joint Powers Authority

ABBREVIATIONS AND ACRONYMS (Continued)

NAS	Naval Air Station
NFA	No further action
NPL	National Priorities List
O&M	Operations and maintenance
OU	Operable unit
OWS	Oil water separator
PA	Preliminary assessment
PAH	Polycyclic aromatic hydrocarbon
PCB	Polychlorinated biphenyl
PEA	Preliminary endangerment assessment
PP	Proposed plan
RA	Remedial action
RAB	Restoration Advisory Board
RAD	Radionuclides
RAP	Remedial action plan
RCRA	Resource Conservation and Recovery Act
RD	Remedial design
RI	Remedial investigation
ROD	Record of decision
RWQCB	Cal-EPA Regional Water Quality Control Board
SARA	Superfund Amendments and Reauthorization Act
SC	Site closeout
SI	Site investigation
SVOC	Semi-volatile organic compounds
SWDIV	Southwest Division, Naval Facilities Engineering Command
TAPP	Technical Assistance for Public Participation
TPH	Total petroleum hydrocarbons
TRC	Technical Review Committee
USCG	U.S. Coast Guard
UST	Underground storage tank
VOC	Volatile organic compound
UXO	Unexploded ordnance

EXECUTIVE SUMMARY

The Department of Defense (DoD) is committed to early and meaningful community participation. This Community Relations Plan (CRP) outlines various methods the U.S. Department of the Navy (Navy) will employ to involve the community in the clean-up process at the former Naval Air Station (NAS) Alameda in Alameda, California.

In 1981, DoD developed the Installation Restoration (IR) Program to identify, investigate, and cleanup or control releases of hazardous substances, and to reduce the risk to human health and the environment. This CRP has been specifically prepared in support of the cleanup being conducted under the IR Program at NAS Alameda, now commonly referred to as Alameda Point. The U.S. Environmental Protection Agency (EPA), the California Department of Toxic Substances Control, and the California Regional Water Control Board provide regulatory oversight to the Navy IR Program.

PURPOSE OF THIS COMMUNITY RELATIONS PLAN

This CRP outlines methods to ensure that the local community has access to technical information about Navy IR Program activities and has early and meaningful input into the investigation and cleanup plans. The plan identifies community concerns about Alameda Point, and describes the ways that (1) the Navy will provide information to residents and interested parties, and (2) the public can raise issues and concerns to the Navy. In addition, the plan provides background information on the base and environmental sites, the local community, past community relations activities, regulatory requirements, and summarizes the recently conducted community interviews. This document is an update to two previous CRPs issued for NAS Alameda in February 1989 and December 1996. The Navy will re-evaluate the CRP every two years and update it as appropriate.

SUMMARY OF INTERVIEWS

The CRP was developed primarily from information obtained from 27 in-person interviews with Alameda Point residents and commercial tenants, Restoration Advisory Board (RAB) members, members of local environmental groups, elected officials, City of Alameda staff, and other community representatives. The purpose of the interviews was to gain a better understanding of community interest and concern and the best ways to conduct outreach activities.

The following provides a summary of information obtained during the interviews:

The interviewees had a low to moderate level of interest in the environmental cleanup at Alameda Point, with attention focused mainly on the need for more information about how the cleanup is progressing, how long the cleanup will last, and the redevelopment plan including the early transfer process.

Fact sheets, newspaper articles, summary updates, and information on the Navy's website are the preferred methods of communication.

The Navy should coordinate communication efforts with the City and existing organizations that serve the Alameda Point area.

COMMUNITY RELATIONS PROGRAM

Based on information obtained from the interviews, the community relations program for Alameda Point includes the following components:

- Maintaining the RAB throughout the Navy's cleanup process
- Preparing and distributing a periodic newsletter, project-specific fact sheets and work notices, and regular field activities updates that provide information on the IR Program
- Maintaining and enhancing the web page for Alameda Point through the Navy's website
- Working with the local press to obtain coverage of the IR Program
- Providing regular briefings to local community organizations and sponsoring workshops, site tours, and open houses for the public, as needed
- Posting public notices in local newspapers to announce milestones in the cleanup process, as well as scheduled meeting dates, the availability of documents for public review, and events
- Holding public meetings at all technical milestones, as required by current state and federal regulations
- Maintaining established information repositories that contain fact sheets, newsletters, investigation and cleanup plans, and other information for review by the public
- Maintaining the mailing list for Alameda Point to distribute information on the IR Program and developing an electronic mailing list
- Maintaining a Navy point of contact for the public and publicize this information in public notices, fact sheets, and on the existing Navy website
- Expanding outreach efforts to identify underserved populations
- Providing and supporting the use of independent technical reviews and advice through the DoD Technical Assistance for Public Participation, EPA Technical Assistance Grant, and EPA Technical Outreach Services for Communities programs

1.0 INTRODUCTION

The Department of Defense (DoD) is committed to early and meaningful community participation and this Community Relations Plan (CRP) outlines various methods that the U.S. Department of the Navy (Navy) will employ to inform and involve the community in the investigation and cleanup process at the former Naval Air Station (NAS) Alameda.

NAS Alameda, now commonly referred to as Alameda Point, is located at the western end of the Island of Alameda, in Alameda and San Francisco Counties (Figure 1-1). Alameda Point occupies about 2,700 acres, of which 1,100 are offshore, and is about two miles long and one mile wide. The petroleum cleanup for Alameda Point, and environmental activities for Alameda Annex, are being conducted concurrently with the Installation Restoration (IR) Program, but are not a part of this Community Relations Plan (CRP).

Alameda Point was closed in April 1997 under the Base Realignment and Closure (BRAC) Program of 1993. In 1999, Alameda Point was added to the federal facilities National Priorities List (NPL), or Superfund List. Naval Facilities Engineering Command - Southwest Division (SWDIV) assumed caretaker status until the majority of the property is transferred to the City of Alameda, California (City).

1.1 REGULATORY OVERVIEW AND ORGANIZATION OF COMMUNITY RELATIONS PLAN

The IR Program was developed in 1981 by the Department of Defense (DoD) and is conducted in accordance with federal and state requirements. The IR Program deals only with military facilities; its purpose is twofold: (1) to identify, investigate, and clean up or control releases of hazardous substances; and (2) to reduce the risk to human health and the environment.

The Navy is the lead federal agency for the IR Program at Alameda Point. The following regulatory agencies provide oversight:

- The Environmental Protection Agency (EPA), Region IX is the lead regulatory agency and provides federal oversight for the environmental program at Alameda Point.
- The California Environmental Protection Agency (Cal-EPA) Department of Toxic Substances Control (DTSC) acts as a support agency to EPA and provides oversight for the environmental program at Alameda Point.
- The Cal-EPA Regional Water Quality Control Board (RWQCB) acts as a support agency to DTSC, responsible for overseeing cleanup of petroleum-contaminated sites and groundwater.

Representatives from the Navy, EPA, DTSC and RWQCB comprise the BRAC Cleanup Team (BCT). The BCT is responsible for the timely cleanup and transfer of Alameda Point in accordance with applicable federal and state regulations. Applicable regulations are presented in Appendix A.

1.2 PURPOSE OF THE COMMUNITY RELATIONS PROGRAM

This CRP has been prepared in support of the IR Program conducted by the Navy for Alameda Point. The Navy understands that effective community relations are critical to the success of any environmental program. The Navy is therefore committed to providing timely and accurate information about the investigation and cleanup of Alameda Point to the local community and to soliciting public input in the development and implementation of cleanup solutions.

This CRP is prepared to:

- Describe the communities interested in, and affected by, environmental activities at Alameda Point.
- Describe past community outreach activities that have been conducted to involve community members.
- Identify the current level of community knowledge, interest and concern about environmental activities on Alameda Point.
- Outline public participation activities to facilitate two-way communication with the surrounding community and other interested parties.
- Meet all public involvement regulatory requirements for the IR Program at Alameda Point.

1.3 HOW TO USE THIS DOCUMENT

This CRP was prepared in accordance with the community relations requirements of the IR Program, EPA, and DTSC. It is organized as follows:

- Section 1 provides an overview of the CRP and explains its purpose and organization.
- Section 2 sets out the objectives and goals of the community involvement program, and the approaches and activities to implement the program.
- Section 3 provides a summary of information collected during interviews conducted with various members of the Alameda community to gauge the level of knowledge and interest to the environmental activities conducted at Alameda Point.
- Section 4 provides information on the background of Alameda Point and presents a description and profile of the Alameda Point community.
- Section 5 presents a site history and the current status of each IR site on Alameda Point.
- Section 6 outlines federal and state requirements for hazardous waste cleanup at military facilities.

Appendices are as follows:

- Appendix A – State and Federal Statutes Governing Environmental Regulations
- Appendix B – Past Community Relations Activities

- Appendix C – Community Relations Interview Questionnaire and Responses
- Appendix D – Interviewees
- Appendix E – Key Contacts
- Appendix F – Information Repository Locations
- Appendix G – Location of Public Meetings and Restoration Advisory Board meetings
- Appendix H – Mailing List
- Appendix I – Administrative Record File Location

1.4 FOR MORE INFORMATION

For more information about this document, the IR Program, and the community relations program for Alameda Point, contact the following:

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FIGURE 1-1
SITE LOCATION MAP

2.0 COMMUNITY RELATIONS PROGRAM

This section presents the community relations program to be executed as part of the Navy's investigation and IR Program for Alameda Point. This program was developed using information obtained during face-to-face interviews with residents and tenants of Alameda Point and Alameda, representatives of the City, members of environmental organizations, and other interested individuals. Information from interviews has been supplemented by information from the City and Census 2000 data, and various conversations with representatives of the City, United States Coast Guard (USCG), and the Alameda Unified School District.

2.1 PAST COMMUNITY RELATIONS EFFORTS

The Navy has conducted activities to inform interested community members about the IR Program for Alameda Point. A summary of past community relations efforts is provided in Appendix B.

2.2 GOAL OF COMMUNITY RELATIONS PROGRAM

The goals of the Navy's community relations program for Alameda Point are to:

- Keep the community informed about the cleanup projects
- Provide opportunities for informed public input
- Allow for two-way communication between the public and the Navy and regulatory agencies.
- Remain sensitive to changes in public concerns as the environmental restoration program progresses.

2.3 ACTIVITIES FOR ACHIEVING GOALS OF THE COMMUNITY RELATIONS PROGRAM

Activities to achieve each goal of the public participation program are listed below. A more detailed description of these public participation activities is provided in Section 2.4 – Community Relations Activities and Timing.

Goal No. 1: Keep the community informed about the cleanup projects. Provide community members and representatives with accurate, timely, and easy-to-understand information about the IR Program, and provide them with regular status updates on IR Program sites.

- Produce and distribute periodic newsletters that provide an overview of the IR Program at Alameda Point and provide regular status updates for the general community. These newsletters will be developed at a minimum of twice yearly.

- Increase communication efforts with the West End community, including contacting area schools, local service and business organizations, to provide updates on the IR Program and answer questions.
- Produce and distribute site-specific fact sheets and work notices, as required during the various stages of the IR Program.
- Provide periodic IR Program briefings to the various agencies and organizations throughout Alameda and Alameda Point, including: the Alameda Point Business Consortium, schools in the Alameda Point and West End area, the USCG, and other organizations, as requested. These updates will be informal and will include an overview of project status, updates on each site, the next steps, and any upcoming activities that may affect residents or tenants on or in the vicinity of Alameda Point.
- Maintain a website with RAB meeting minutes, newsletter, and fact sheets. Enhance the website by providing an interactive map with current site updates.
- Regularly inspect and update, as needed, the information repositories located at Alameda Point and the Alameda Interim Library.
- Continue to hold monthly RAB meetings and support the RAB in all efforts to maximize its effectiveness.
- Hold RAB site tours and open houses at a minimum of once a year and more often, if needed.
- Issue periodic press releases in an effort to obtain increased local coverage of the IR Program at Alameda Point. Invite media on a site tour, as appropriate. Coordinate efforts with the City of Alameda and tie cleanup news to former base redevelopment and reuse issues.

Goal No. 2: Provide opportunities for informed public input. Provide opportunities throughout the remedial action planning process for members of the public to voice concerns and express opinions about site-specific issues and proposed site activities. Provide the public with the opportunity to review and comment on documents produced during the environmental cleanup process and as appropriate during development and implementation of any remedial or removal actions.

- Publicize Navy personnel contact information.
- Publicize the availability of documents for public review and the location of the information repository where these documents can be found.
- Hold 30-day public comment periods at appropriate milestones during the remedial action planning process.
- Hold public meetings to explain technical issues and accept public comments at appropriate milestones during the remedial action planning process.
- Continue to offer and hold open discussion sessions, workshops, and open houses for the public, RAB, and regulatory agencies.

- Continue to provide written responses in a timely fashion to comments made by the public and regulators on environmental documents.
- Continue to address comments and concerns expressed by the public and regulatory agencies at RAB meetings.
- Hold public workshops, as needed, to explain technically difficult documents, data, or issues.

Goal No. 3: Allow for two-way communication between the public and the Navy and regulatory agencies. Monitor and respond in a timely manner to community concerns, questions, and requests throughout the IR process. Accurately communicate information about the community's concerns and interests to the regulatory agencies involved.

- Remain accessible to the public through the continued publication of local and toll-free telephone numbers, fax numbers, e-mail, and U.S. Postal Service addresses for project personnel through fact sheets, public fliers, a website, meeting minutes, and newspaper articles.
- Coordinate with Navy and regulatory agency staff to provide meaningful presentations at public and RAB meetings.
- Speak to local community, business, and school organizations, as needed, in coordination with the BCT.
- Meet in person, as requested, with community members to discuss concerns and answer questions.

Goal No. 4: Remain sensitive to changes in public concerns as the environmental restoration program progresses. Monitor changing community concerns and demographics and respond accordingly.

- Monitor the effectiveness of community involvement activities and revise, expand, and omit public participation activities based on successes and community needs.
- Revise the CRP as necessary in response to changing public needs and demographics.
- Continue to gauge public interest and concern through established communication protocols, such as public comments, discussion and planning of community relations activities at RAB meetings, regular briefings to interested organizations, and public meetings.

2.4 COMMUNITY RELATIONS ACTIVITIES AND TIMING

The activities below have been designed to fulfill state and federal public participation requirements and meet the objectives for public participation, as described in Section 2.3 of this plan.

2.4.1 Contact Persons

All information disseminated to the public should provide the name and telephone number of representatives of the Navy who members of the public may call with questions or concerns. The designated contact is:

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In addition, contact information for representatives for EPA, DTSC, RWQCB, and the City are provided in Appendix D.

2.4.2 Information Repositories

Two local information repositories have been established to facilitate community access to key technical documents. One is at the City offices located within West Mall Square in Alameda and the second is at the Alameda Interim Library in Alameda. The repositories contain program-related documents, including technical reports, fact sheets, newsletters, RAB meeting minutes, the CRP, and an annotated index. The Navy is working with the City to develop a searchable database for the administrative record that would be located on a computer in the information repository located at West Mall Square. The repositories will be maintained and updated as new documents become available. The Navy is also working on adding an ArcView query station with the Alameda Point Geographical Information System (GIS) to the information repository computer.

The Navy will evaluate requests for specific documents on an individual basis. For a copy of a specific document, contact Mr. Michael McClelland, BRAC Environmental Coordinator, at (510) 749-5952. The exact addresses and hours of operation for each information repository are provided in Appendix E.

2.4.3 Restoration Advisory Board

The Alameda Point RAB was established in 1994 to increase public participation in the environmental restoration program and facilitate the exchange of information among the Navy, regulatory agencies, and the local community. The RAB is made up of local citizens and representatives of environmental organizations. The Navy understands and appreciates the importance of the RAB and will continue to support RAB efforts, as appropriate.

SENSITIVE RECORD

PORTIONS OF THIS RECORD ARE CONSIDERED
SENSITIVE AND ARE NOT FOR PUBLIC VIEWING

PRIVATE CITIZEN'S HOME AND E-MAIL ADDRESS
AND PHONE NUMBER HAVE BEEN REDACTED IN
ACCORDANCE WITH THE PRIVACY ACT

QUESTIONS MAY BE DIRECTED TO:

**DIANE C. SILVA
RECORDS MANAGEMENT SPECIALIST
NAVAL FACILITIES ENGINEERING COMMAND
SOUTHWEST
1220 PACIFIC HIGHWAY
SAN DIEGO, CA 92132**

TELEPHONE: (619) 532-3676

SENSITIVE

RAB Navy and Community Co-Chairs

The Navy and RAB have established RAB co-chairs to facilitate communication. Working in concert, these co-chairs provide a focal point for all RAB-related work. The co-chairs are listed below:

Michael McClelland, P.E.
BRAC Environmental Coordinator
Southwest Division
Naval Facilities Engineering Command
1230 Columbia Street, Code 06CA.MM
San Diego, CA 92101-8517
(619) 532-0965
(510) 749-5952
mcclellandme@efdswnavfac.navy.mil

Bert Morgan
RAB Community Co-Chair

RAB Meetings

The Navy will continue to sponsor monthly RAB meetings from 6:30 to 8:30 p.m. the first Tuesday of each month. The Navy will continue to publish an agenda prior to the meeting and will work proactively to follow the agenda and end the meeting on time. The Navy will provide a variety of speakers, present technical information in an easily understood manner, and provide a half-hour period for informal discussions after the end of each meeting. RAB meetings will typically include: a status report on various site investigation and cleanup activities; a discussion of general and specific community interests and concerns; topics of special interest or timeliness; a community comment segment; and updates from RAB members, RAB focus groups, and the RAB co-chair. Suggested locations for RAB meetings are provided in Appendix F.

RAB Review of Technical Documents: The Navy will encourage interested members to review and comment on technical documents and will support the technical document review subcommittee within the RAB. At the request of members of the RAB, the Navy will provide technical documents in hard copy, and is currently evaluating electronic formats. The Navy will consider and respond to all comments received from RAB members.

RAB Meeting Agenda: Members of the RAB and the Navy jointly establish the agenda for each meeting. These agendas will reflect the interests and needs of the RAB members, and will contain productive and timely subject matter.

To ensure the goals stated in this CRP are met, the Navy will add an agenda item entitled "Community Relations Plan - Goals and Progress Made." This item will be on the agenda quarterly. The Navy will inform the RAB of current community relations activities and progress made toward the achievement of the goals stated in Section 2.3 of this document. New developments within the affected communities and future plans for community relations will be discussed. The Navy will encourage RAB members to participate in the design and implementation of community relations communiqués and activities.

The Navy Environmental Liaison will continue to initiate a monthly meeting on the third Tuesday of each month. This meeting will be held with the RAB community co-chair or appropriate designee to set the agenda for the next RAB meeting.

RAB Meeting Attendance: The Navy will continue to monitor RAB member attendance and respond to RAB member requests to increase membership, as needed. Additionally, the Navy will work to increase the attendance of the general public, with particular emphasis on the communities that live on or near the former base: USCG residents, Alameda Point Collaborative (APC) residents, Alameda Point market rate tenants, Alameda Point commercial tenants, and residents and businesses representing the West End community. Specific actions the Navy will take include: posting announcements of upcoming RAB meetings in the Upcoming Events section of the Alameda Journal and on the local cable television station; strategic placement of sandwich boards that announce the RAB meeting on the day the RAB meeting is held; and assisting the RAB in re-establishing a membership focus group.

RAB Focus Groups: From time to time, the Alameda Point RAB has formed focus groups to concentrate on specific issues. The Navy will support these efforts by providing technical information and administrative support, as necessary. The Navy will work collaboratively with the RAB to establish a Community Relations Focus Group that will advise and assist in the development and execution of community outreach activities including content of newsletter and fact sheets, open houses, site tours, and other activities, as appropriate.

RAB Membership: At the RAB's request, the Navy will continue to support the RAB in attracting and retaining new members by providing information on the RAB in newsletters and fact sheets, placing solicitations in newspapers of local and general circulation, promptly responding to requests for RAB applications, and including RAB applications in the information repositories.

Provide RAB Members with Agenda and Minutes: The Navy will continue to provide each member of the RAB with the minutes from the previous month's RAB meeting and an agenda for the upcoming RAB meeting. These minutes and the agenda will be mailed to each member of the RAB. The RAB members will be provided an opportunity at each RAB meeting to approve or revise the minutes from the previous month's meeting.

RAB Open House: At the request of the RAB, the Navy will provide members of the RAB the opportunity for open houses and site tours. At least one site tour or open house will be held annually.

Administrative Support: The Navy will continue to provide administrative support to the RAB, as needed.

RAB Technical Training: The Navy will provide RAB members with opportunities for technical training to further enhance their understanding of technical issues. The specifics of this training will be decided on jointly between the RAB members and the Navy. Training could

consist of Navy-sponsored workshops, field demonstrations, specific technical presentations, and tours of various facilities and laboratories.

2.4.4 Newsletters

To meet the request of the majority of interviewees for regular progress reports, the Navy will prepare and distribute two newsletters per calendar year. The newsletter will be developed to inform interested parties of the progress and status of the environmental restoration program. The newsletter will be written in easily understood language and will use graphics to enhance comprehension. It will contain, at a minimum, the following information: information on the RAB and information repositories, the name and number of a Navy contact, the address of the Navy's website, a mailing coupon, and articles of special interest or timeliness. The newsletter will be distributed by U.S. Mail to all residents and businesses on Alameda Point and to all individuals on the master Alameda Point mailing list. Additionally, the newsletter will be delivered to the majority of homes and businesses in Alameda by insertion into the *Alameda Journal*, which has a circulation rate of 24,000. The Navy will send the newsletter by e-mail to any individuals who request it, and the Navy will also post the newsletter on the Navy's website.

2.4.5 Fact Sheets

Fact sheets will be developed and issued to inform interested parties of site-specific actions. Topics for the fact sheet will be identified and discussed with the BCT and the RAB. As was requested by the majority of interviewees, all project information distributed to the public will be easy to understand without technical training, and to the greatest degree possible, will be supported by graphics to enhance comprehension. All fact sheets will include the name and number of a Navy representative who can be contacted for further information. The fact sheets will be distributed on a project specific basis by U.S. Mail to all affected parties.

2.4.6 Work Notices

Work notices will be prepared and distributed in the site vicinity and to members of the RAB before any activity begins that could generate nuisances such as noise, dust, road closures, extra truck traffic, or prohibitions on parking. The notices will include as much information as is possible about the conditions residents and employees at nearby businesses can expect during investigation and remediation. The Navy will decide on the need for work notices on a project-by-project basis. The Navy will coordinate distribution of work notices within the west end of Alameda Point with the Alameda Point Community Partners (APCP), the USCG, and the APC.

2.4.7 Informal Briefings

The Navy will provide in-person briefings to interested individuals and organizations. These briefings will include progress reports on the IR Program, provide advance notice of any site-specific events and activities, and provide a forum for questions and answers. The Navy also will gauge public interest and concern during these briefings. The Navy will keep the RAB informed regarding these briefings.

2.4.8 General Community Updates

As appropriate, and in coordination with the City and the Alameda Unified School District (AUSD), the Navy will prepare one-page, easily understood summaries of site activities. The Navy will encourage the City, the AUSD and the AUSD Parents/Teachers Association (PTA) to provide these updates to all employees via email. These sheets will provide individuals with a general overview of site activities and associated schedules. This information will allow city employees, teachers, and parents to convey information to the general public via word-of-mouth.

2.4.9 Alameda Point Tenant Updates

The Navy will work with the City to provide commercial tenants with quarterly field activity schedules and general project updates. These updates will summarize planned activities for the quarter, any associated inconveniences, and a person to contact for more information.

The Navy will work with the APC, the USCG, and the Gallagher & Lindsay Company to provide residents of Alameda Point periodic updates of site activities, as necessary. These updates will summarize planned activities that are in close proximity to residential housing, any associated inconveniences such as parking or increased truck traffic, and a name of a person to contact for more information.

2.4.10 Media Outreach

In an effort to increase local press coverage, the Navy will submit relevant summary information on environmental issues such as public notices, fact sheets and press releases, to the local media including the *Alameda Sun*, the *Alameda Journal*, the *San Francisco Chronicle*, the *Oakland Tribune*, the *East Bay Express*, the local cable access channel, and Don Robert's website, as appropriate.

2.4.11 Coordination with the City of Alameda

Whenever possible and appropriate, the Navy will coordinate communication efforts with the City. The Navy will research the possibility of posting information about environmental activities at Alameda Point on the City's website, will provide brief articles and updates for the City's newsletter, and will include information about cleanup activities in Alameda Power and Telecom's newsletter entitled *The Flash*.

2.4.12 Public Notices

At a minimum, the Navy will post public notices in newspapers of general circulation at all technical milestones, as required by current state and federal regulations. These notices will be in the form of display advertisements and will include the following information: the name of the document that is available for public comment, the location of the information repository where the document is located for public review, a summary of the proposed technical event that is

triggering the public notice, the beginning and end dates of the public comment period, the time and date of the public comment period if one is being held, the name of a contact person, and any other information the Navy believes is necessary and appropriate.

As requested by interviewees, the Navy will generally use the *Alameda Journal* to post notices.

2.4.13 Public Meetings

At a minimum, the Navy will hold public meetings at all technical milestones, as required by current state and federal regulations. These meetings will be held in the evening and will include a presentation about the specific technical event that triggered the meeting and a formal period to receive comments from the public. Suggested locations for public meetings are provided in Appendix F. The RAB will receive advanced notice of these meetings.

2.4.14 Public Comment Periods

The Navy will provide public comment periods for all technical documents that are produced regarding environmental cleanup, as required by current state and federal regulations. The Navy will hold public comment periods for site-specific removal actions, draft remedial action plans, and proposed plans. Public comment periods are a legal requirement of the remedial action process and must last at least 30 days. These review periods will be announced in local newspapers, in special mailings, and in fact sheets.

2.4.15 Responsiveness Summary

At the close of each public comment period, the Navy will prepare a Responsiveness Summary. The Responsiveness Summary will summarize the public concerns raised during the comment period and describe how the Navy plans to respond to each concern. The Responsiveness Summary will become part of the final decision document and will be placed in the information repository, after it has been finalized.

2.4.16 Mailing List

The Navy will continue to maintain a mailing list that has been specifically compiled for the IR Program at Alameda Point. This list contains the names and addresses of more than 800 individuals, as highlighted below:

- All occupied residential units and businesses on Alameda Point
- Members of the RAB
- Interview participants
- Business, environmental, and community groups
- City, county, and state elected officials
- Representatives of involved agencies.

The list will be used to provide a physical copy of newsletters, fact sheets, and other information on the IR Program. The mailing list will be updated annually and whenever individuals request to be added or removed from the list, after each RAB meeting, and when RAB or agency personnel change. An abbreviated version of the mailing list is provided in Appendix G.

Additionally, the Navy will compile and maintain an electronic mailing list. The electronic list will be compiled on a request-only basis and will be updated each time information is sent out.

2.4.17 Internet

The Navy will update and maintain its current website, which is located at www.efds.w.navy.mil/environmental/alamedapoint.htm. This website has been designed to provide the public with information on the IR Program at Alameda Point. The website contains electronic copies of all newsletters and fact sheets, a month-by-month compilation of all RAB meeting minutes and agendas, and a photograph gallery. The Navy will work to improve the website by posting additional information such as executive summaries of current technical reports, a map of the 31 sites that are affected by Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) substances, and summaries of the current status of each site. The Navy will also provide links to other websites that may be of interest to readers including the City of Alameda, EPA, DTSC, and the RWQCB, as appropriate. The website will be updated as new information becomes available.

2.4.18 Workshops and Community Meetings

The Navy will continue to conduct community meetings and workshops, as site-specific activities and RAB or community interest dictate. Workshop and community meetings will be held to facilitate the community's understanding of site-specific activities and to answer questions and address concerns. Information at the meetings will be developed to improve the community's understanding of technical issues. RAB members will be notified in advance of all workshops and community meetings.

2.4.19 Site Tour and Open House

The Navy will sponsor open houses and site tours to provide RAB members and the public with an opportunity to learn about the environmental cleanup process, as community interest dictates. These open houses and tours will also afford the public an opportunity to communicate their interests and concerns through informal dialogue with the Navy and regulators. RAB members will be notified in advance of all site tours and open houses.

2.4.20 Language Interpretation Needs and Translation of Key Documents

The Navy recognizes that the City supports a diverse population. Based on reasonable requests, the Navy will provide fact sheets translated from English into various languages for community organizations that represent minority populations. Decisions on language translation will be made on a project-by-project basis.

RAB members have expressed an interest in working with community organizations to get select materials translated and distributed (for example, working with the Asian Translation Center and providing material translated in several languages to the Alameda Multicultural Center). The Navy will assist the RAB, as appropriate, in identifying opportunities for translation and providing translated information to community organizations that represent minority populations.

2.4.21 Administrative Record

SWDIV maintains an Administrative Record for Alameda Point that is located in the Environmental Technical Library at SWDIV in San Diego, California. The Administrative Record is a legal requirement and contains all information that has been or will be used to make cleanup decisions. The documents are available for public review and include comments by the public and regulatory agencies, as well as Navy responses. The telephone number, address, hours of operation, and points of contact for the Environmental Technical Library are provided in Appendix H.

2.4.22 Revise the Community Relations Plan

The CRP may be revised at any time, if it is concluded that community concerns or public participation needs have changed significantly since the last version of the plan was written.

2.4.23 Technical Assistance for Public Participation Grant Program

The Alameda Point RAB secured a Technical Assistance for Public Participation (TAPP) grant in 1998. In June 2003, the Navy approved a TAPP grant to assist the RAB in the review of the feasibility study (FS) for Operable Unit (OU)-5, and the Groundwater Remedial Investigation (RI)/FS for the Fleet Industrial Supply Center located within Alameda Annex and Alameda Point sites 25, 30 and 31.

The Navy will support all future efforts on behalf of the Alameda Point RAB to effectively implement activities in support of this program. The TAPP Grants are provided through a DoD program that provides technical assistance to members of the RABs to help them understand and provide input into environmental restoration programs. At Alameda Point, the Navy administers the TAPP grant acquisition process, which includes preparing a statement of work and procuring technical assistance.

2.5 IMPLEMENTATION SCHEDULE

The Navy will implement public involvement activities throughout the course of the IR Program, as appropriate and required by law. All required activities will be performed in accordance with the Navy's Site Management Plan. The most current version of the Site Management Plan is posted on the Navy's website at www.efds.w.navy.mil/environmental/alamedapoint.htm. The Navy will make every effort to inform and involve the community given the level of interest in the IR Program and fiscal and budgetary constraints.

3.0 COMMUNITY INTERVIEWS

This section provides a summary of the information collected during the interviews.

3.1 COMMUNITY REPRESENTATIVES

Interviews with various members of the Alameda community were conducted to determine the level of knowledge and interest related to environmental activities at Alameda Point. Twenty-seven individuals were interviewed in 25 separate interviews. Representatives from the Navy, EPA, DTSC, and Tetra Tech EM Inc. conducted community interviews jointly from March to June 2002. The following groups were represented in the interviews:

- Residents of Alameda Point and Alameda
- Community business organizations
- Community services organizations
- Representatives of local school district
- Representatives of environmental organizations
- City officials
- RAB members

Community interviews were conducted in compliance with federal and public participation requirements and guidelines, as outlined in Appendix A. A questionnaire, for use at each interview, was developed in conjunction with EPA, DTSC, and members of the Alameda Point RAB. Appendix C contains the questionnaire used for the interviews, including a summary of the responses.

Twenty-two of the individuals who participated in interviews lived in Alameda, and the remaining five worked in Alameda and lived elsewhere in the Bay Area. Ten interviewees have lived or worked in Alameda for 5 years or less, seven lived or worked in Alameda for six to fifteen years, eight lived or worked in Alameda for sixteen to thirty years, and three have lived or worked in Alameda for over thirty years. A full list of interviewees is provided in Appendix C.

3.2 INTERVIEW TOPICS AND RESULTS

The following summaries of responses from the interviewees are presented according to topic. Not all interviewees answered each question; therefore, the number of people responding is different for each question. A summary of responses to interview questions, selected quotes from interviewees, and a listing of the organizations various interviewees represent are provided in Appendix C.

3.2.1 Familiarity with Navy Installation Restoration Program at Alameda Point

The majority of interviewees (24 of 27) stated that they had some awareness of contamination at Alameda Point: seven stated they had a general awareness, eight stated they had some specific awareness, nine stated they had extensive awareness; and three stated they had no knowledge. Individuals who stated they were well informed tended to be affiliated with Alameda Point in a reuse capacity or were members of the RAB. Individuals who stated they had no knowledge or a very general knowledge were primarily residents of Alameda and not affiliated with the reuse of the former base in any way. Most (18 of 27) were familiar with the IR Program, however the majority of respondents (18 of 25) were not sure how the program worked. One respondent stated, "I know there is some contamination out here...but I am not sure how things get done and sites are prioritized." Statements from interviewees indicate that they first became aware of contamination at Alameda Point at different times, through different sources; 24 of 27 stated they knew or assumed that Alameda Point was contaminated. The majority of individuals became aware of contamination at Alameda Point at their place of work, as a member of the RAB, or through information provided by the Navy's Environmental Liaison.

3.2.2 Environmental Concerns

The majority of interviewees (22 of 27 responding) expressed some personal concern about the environmental investigations at Alameda Point. Ten respondents stated that the issues of most importance were schedules, budgets, and the speed of cleanup; thirteen stated they were most concerned with the effects of the existing contamination in soil and groundwater on humans, plants, and animals; and two individuals stated they were most concerned with the early transfer process and how that would impact cleanup efforts. One individual stated, "I want the cleanup to happen efficiently and swiftly in a manner that is safe for all life forms." Another respondent stated he wanted to ensure that "there is adequate funding available to cleanup the site to the specifications identified in the reuse plan."

3.2.3 Community Concerns

The interviewees were asked what they considered to be the concerns of the community. Of the 27 respondents, nine stated they felt the community was most concerned with the slow speed of cleanup and eventual redevelopment; eight felt the community had environmental and health concerns, six felt the community wanted assurance that the cleanup would be adequate and protective of human health; and three felt the community had little to no concern. Ten respondents stated they felt the larger community of Alameda was uninformed and lacked an understanding about the cleanup process in general, and the specific environmental activities at Alameda Point. These individuals all stated they felt more community outreach was needed to educate and inform the community at large, with particular emphasis on the need for accessible and easily understood information. One respondent stated, "The community is not very aware and it is hard to assess what they are concerned about...more information needs to be provided to them." Another respondent stated, "The major problem is people don't understand and are not informed. Simple fact sheets that are easy to understand would go a long way."

3.2.4 Knowledge of Community Relations and Leaders on Environmental Issues

Fifteen of those interviewed had little or no knowledge of past community involvement at Alameda Point. The remaining interviewees had some knowledge of community involvement, citing the RAB or information obtained through a specific individual as their primary source of information. The majority of individuals interviewed (22 of 27) stated they would like to know more about the Navy's environmental activities, and expressed specific interest in regular, consistent outreach to the community to provide information on the Navy's progress, on various cleanup projects, including timelines and budgets.

About two-thirds of respondents cited an individual or group that they felt had emerged as leaders on environmental issues at Alameda Point: Clearwater Revival and ARC Ecology were cited most often (nine and six times, respectively); RAB members as a group, Golden Gate Audubon, and the Sierra Club were each cited four times; and two individuals cited the Alameda Point Tenants Association. Eight respondents stated they know of no groups or individuals who were viewed as leaders on environmental issues at Alameda Point. When asked if these groups adequately represented their concerns, seven stated yes, five stated no, and fifteen felt the question was not applicable to their situation.

Eighteen of 26 respondents have had some contact with the Navy, local, state, or other officials concerning:

- Cleanup projects in progress, including progress at specific sites
- Regulatory oversight
- Potential contamination at Alameda Point
- Redevelopment/reuse
- Document review and critique

Most individuals stated they were pleased with the response they received and felt their questions and concerns were adequately addressed.

3.2.5 Confidence in the Ability of the Navy to Cleanup Alameda Point

The majority of individuals interviewed (17 of 27) have confidence in the ability of the Navy to clean up property at Alameda. However, most felt the Navy's abilities were contingent on receiving adequate funding and resources that ensures cleanup of military bases is a priority.

Five respondents lacked confidence in the Navy's abilities. They stated that the cleanup is proceeding very slowly, there is a history of inconsistent decisions, and the Navy is a large organization not designed for this type of work.

Five interviewees were unsure if they had confidence in the Navy, citing reasons such as they were uncertain about funding, how the Navy managed the program, and the Navy's commitment.

The large majority of interviewees (20 of 27) stated that the Navy could gain their confidence by providing consistent, easily understood updates to the community about how the investigation and cleanup process is proceeding. One respondent stated, "More outreach is needed to inform the layperson what is going on...these are complex issues that require time and dedication to communicate." These respondents stated that the community needs information on how the cleanup process works, how decisions are made, where Alameda Point is in the process, future cleanup plans, associated timelines and plans for redevelopment and reuse.

Several interviewees stated that the Navy could gain their confidence by allocating the proper money and resources toward the investigation and cleanup work. One respondent stated, "The Navy needs to allocate the appropriate resources that match the intended reuse." Another stated her confidence could be gained "by providing a specific plan and financial commitment and communicating this to the public."

3.2.6 Confidence in Regulatory Oversight

Respondents were asked about their confidence in the regulatory oversight provided by EPA and DTSC.

EPA: Sixteen of 26 individuals who responded to this question stated they were confident in EPA; 6 individuals stated they were unsure of the abilities of the EPA primarily because they did not understand its role or the associated level of involvement; and four individuals stated they were not confident in EPA, because they did not trust the federal government, and because their confidence is contingent on funding and staffing. Actions EPA could take to gain the confidence of the public, as suggested by the interviewees, include providing resources commensurate with the pace of the IR Program, communicating its role, and making sound technical decisions and standing by them.

DTSC: Twelve of 24 individuals who responded to this question stated they were confident in the abilities of DTSC. Ten respondents stated they were unsure whether they were confident in DTSC, primarily because they were unfamiliar with the agency and its role and staffing for the project has been inconsistent. Four individuals stated they were not confident in DTSC because they knew very little about the agency, and participation had been inconsistent. Actions DTSC can take to gain the confidence of the respondents include clearly communicating to the public what the agency does and clearly stating findings and recommendations, providing adequate and consistent resources in support of the project, and being more available to the public.

3.2.7 Communication Needs

Several questions were asked to gather information about the success of the Navy's efforts to communicate information about the environmental cleanup at Alameda Point. More than half of individuals (14 of 27) felt they were not adequately informed about the site investigation and cleanup and expressed a desire for more information. Interviewees said such things as "the major problem is people are uninformed...simple fact sheets that are easy to understand would go a long way", "we need short updates that provide information on what is happening, what is

going to happen, and the timeline it is going to happen in”, and “the average citizen does not know what is going on and needs more information especially on cleanup and reuse.” Twelve individuals, all of whom were affiliated with Alameda Point as a RAB member, City employee, or member of an environmental organization, felt they were being kept informed and involved. They cited various reasons for this, including it was part of their job to be informed, their regular attendance at BCT and RAB meetings, and their review and critique of various technical reports.

A large majority (20 of 26) of respondents are interested in knowing more about the Navy’s environmental program at Alameda Point. These respondents expressed a desire for information on a variety of topics, but particularly the big picture—the IR program and how this ties into eventual reuse of the property, the timeframe for cleanup, and the associated cost. Specific suggestions for interactions to involve the community at large included: providing periodic, one-to-two page, easily understood fact sheets that provide an overview of the IR Program, the status of cleanups at Alameda Point, the schedule for completing the cleanups; obtaining local press coverage; providing short summaries of site activities by e-mail to City and Alameda Unified School District employees; providing monthly field activity updates to Alameda Point tenants; maintaining an interactive website with information on each of the IR sites; and giving short presentations to local organizations. To the greatest extent possible, interviewees suggested coordinating efforts with the City, particularly the redevelopment department and using existing social organizations, such as the local schools and Alameda Multicultural Center, to help disseminate information.

More than half of the interviewees (18 of 25 responding) felt the Navy was missing large segments of the population in its outreach efforts; most of these interviewees (14 of 25) stated that the average citizen of Alameda was not being kept informed. Representatives of APC stated that they felt their tenants were not informed, and five commercial tenants stated that they had little knowledge of current and planned site activities other than what they saw or heard from working at Alameda Point. A few individuals stated that an extra effort should be spent to inform and engage people who live on, or closest to, the base, because they are affected the most by the cleanup and reuse of land. Four interviewees felt the Navy was not missing any segments, and two had no opinion.

The responses to the frequency of communications were mixed, with most individuals citing that information should be provided when there was something of significance to report. However, the large majority of individuals stated that a twice-yearly newsletter/fact sheet is needed to provide a general update of site activities, and that project-specific updates should be provided, as necessary. The interviewees preferred the following methods of communicating this information:

Fact Sheets: Twenty-four individuals stated that fact sheets were among the preferred methods for communicating news about cleanup. These fact sheets should be short, with simple language, and should contain graphics. Most respondents felt general fact sheets on the IR Program at Alameda Point should be distributed to the general population through a variety of means, including direct mail, an insertion in the local newspaper, and enlisting the help of the City, local schools, and local social and business organizations. Site-specific fact sheets should be distributed to affected populations, as needed.

Workshops: Interviewees were split evenly on workshops, with twelve stating they would not be helpful, and twelve stating that they would find a workshop helpful, depending on the content and timing.

Newspaper Articles: Seventeen respondents stated that newspaper articles would be helpful and stated that cleanup and redevelopment of Alameda Point warranted coverage in local newspapers. Three individuals felt newspaper articles would not be an effective method of communication citing accuracy and perceived media sensationalism. Four stated that newspaper articles could be worthwhile, depending on the content of the article and if it was newsworthy.

Site Tours: Sixteen individuals stated that site tours would be helpful to facilitate understanding of the issues. Several individuals stated that a site tour that was tied in with eventual reuse would be very interesting to Alameda residents.

Community Meetings: Eighteen respondents stated they would find a community meeting on a specific topic or cleanup action helpful. These individuals agreed that people are busy and that meetings should be saved for bigger issues and project milestones.

RAB Meetings: Eighteen interviewees felt RAB meetings were an effective tool for communicating environmental issues. Five felt the RAB meetings were not effective because the information that was presented in those meetings was too technical and/or was not conveyed consistently to the larger public.

Open House: Seven respondents stated that an open house would be an effective way to communicate information, providing the event was held on a weekend, advertised well, and provided interesting and meaningful information. Ten individuals stated that they personally would not attend an open house. Two individuals stated that, depending on the time of day and content, an open house might be a useful tool.

Internet: A large majority of respondents (20 of 22) stated that the Internet would be useful tool in communicating with the public. Several respondents stated that they get a lot of their information from the internet and would make use of an interactive website that provides meaningful and current information on the status of cleanup at Alameda Point. Individuals also stated that having fact sheets, newsletters, and technical documents would facilitate community review and involvement.

Presentations to Groups: Seven individuals requested that the Navy provide regular briefings to interested parties to inform them of site activities, and upcoming events that may affect Alameda Point tenants and residents and to answer questions. These presentations would also assist the Navy in gauging community interest and concern.

Other: A variety of other community engagement methods were suggested including: providing periodic e-mail updates to a portion of the community (seven respondents), providing monthly field activity updates to Alameda Point tenants that summarize information on site activities and

associated inconveniences (four respondents); working with the area schools to provide summary updates to parents of school children; and providing maps with site descriptions.

3.2.8 Restoration Advisory Board Meetings and Logistics

The majority of interviewees (18 of 26 responding) were familiar with the RAB and were interested in information that can be obtained from attending RAB meetings. Eight interviewees who serve as RAB members, or who regularly attend meetings, felt the meetings provided good information and were an excellent forum to discuss issues with the Navy. At the same time, the majority of these individuals felt the meetings could be improved by sticking to the agenda, adding a greater variety of speakers, and re-establishing focus groups. Several also stated that RAB members needed to ferry information back to the larger community, particularly to residents of Alameda Point and the West End area. A few commented that there was the potential to learn a great deal and felt useful discussions took place, particularly during the public comment periods.

Suggestions to improve RAB meetings included shortening the meetings, adhering to the agenda, and ending on time; gearing presentations for the layperson and limiting the use of technical jargon; allowing individuals from outside of the Navy to present their point of view; involving more community members, particularly Alameda Point residents and tenants; and increasing public participation by presenting more pertinent information and tying it to base reuse.

The majority of individuals interviewed stated that the day, time, and location of current meetings were adequate. Most felt the West Mall Square location was convenient and appropriate.

3.2.9 Public Meeting Logistics

Most interviewees felt the logical and most convenient location for public meetings should be at one of various locations throughout Alameda Point, including City offices at West Mall Square (11 individuals), local West End schools (9 individuals), APC offices (3 individuals), and the former Officers Club (2 individuals). Several individuals suggested that City Hall, Alameda High School, and the Alameda Main Library would be more convenient for the larger Alameda community. Most respondents stated that public meetings are better attended if they are held on weekdays, during evening hours.

3.2.10 Information Repository

About half of interviewees (14 of 26 responding) were not aware that the Navy has established information repositories at Alameda Point and at the Alameda Interim Library. Twelve individuals were aware of the information repositories, and ten individuals stated they had visited the West Mall Square information repository. All of the interviewees felt the locations were convenient. Two interviewees suggested putting documents for review in the USCG housing office, and several suggested providing documents on the Internet.

3.2.11 Need for Language Translation Services

Eighteen of 23 interviewees stated that they were not aware of any language or translation needs in the community. Five individuals stated that Alameda has a diverse population, and that the West End community, which is located closest to the former base, is particularly diverse, from both an ethnic and economic perspective. These individuals stated that a variety of languages are spoken within the West End community and they felt the best way to reach these segments of the population was to work with area schools, local social service and community organizations, and the Alameda Multicultural Center to produce and distribute meaningful and appropriate information.

3.2.12 Media Usage

According to interviewees, the most widely read and relied upon newspapers for local information were the *Alameda Journal* (21 respondents) and the *Alameda Sun* (12 respondents).

Interviewees also cited a significant number of radio and television stations as good media sources. The radio stations most interviewees listen to for news are KCBS (740 AM), KGO (810 AM), and KQED/NPR (88.5 FM), all of which broadcast from San Francisco.

Interviewees mentioned several preferred television stations; the two most often cited were KTVU (2) and KRON (4). Ten interviewees stated that they watch a local community access channel, with the majority citing Alameda's community access Channel 13.

3.2.13 Other Comments and Concerns

The interviews ended with an open solicitation for additional comments, recommendations, and concerns. The majority of interviewees expressed a desire for regular, brief progress reports presented in non-technical language. Several stated that, while this information would be useful and appreciated, the community as a whole is more interested in the eventual reuse and redevelopment of Alameda Point, and whenever possible, cleanup information should be tied to reuse.

4.0 COMMUNITY BACKGROUND

This section provides information about the community that lives and works on Alameda Point and the larger community of the City of Alameda (City), including the history of Alameda Point, a current site description, and a description of the on-site and surrounding community.

4.1 FORMER BASE AND BACKGROUND

Alameda Point occupies 2,700 acres, including 1,100 acres offshore, at the western end of Alameda Island. Originally a peninsula, Alameda Island was detached from the mainland in 1876 when a channel was cut to link San Leandro Bay with the San Francisco Bay. The northern portion of Alameda Island was formerly tidal areas, marshlands, and sloughs adjacent to the historical San Antonio Channel, now known as the Oakland Inner Harbor. The U.S. Army acquired the property from the City in 1930 and began construction activities in 1931. In 1936, the Navy acquired title to the land from the Army and began building the air station in response to the military buildup in Europe before World War II. Construction of the base included several iterations of filling existing tidelands, marshlands, and sloughs with bay sediments. NAS Alameda was commissioned on November 1, 1940, and was turned over to a staff of 200 Navy personnel and civilians.

From the 1940s through the 1970s, standard activities associated with metal plating and paint stripping, aircraft repair, fueling and engine testing, vehicle service stations, pest control, fire response training, and disposal of various substances in two landfills caused environmental contamination.

NAS Alameda was identified for closure under the BRAC Program in 1993 and ceased operation in April 1997. In 1999, Alameda Point was added to the federal facilities Superfund list. The Alameda Point Restoration Advisory Board (RAB) was established in 1994, to review and comment on technical documents and activities associated with the investigation and cleanup efforts. The RAB consists of community members and representatives from the Navy, regulatory agencies, and the City.

4.2 CURRENT SITE DESCRIPTION AND CONTAMINANTS OF CONCERN

In accordance with current federal law, the Navy must thoroughly evaluate and remediate any hazardous waste found on Alameda Point before the property can be transferred. The Navy has identified 31 sites grouped into 10 operable units (OU) with potentially contaminated soil, groundwater, or sediment from CERCLA substances. These sites are in varying stages of investigation and cleanup. Short descriptions and status updates for each of the 31 sites are provided in Section 5.0 of this plan.

Although chemical contamination and levels that result from past Naval activities vary from site to site, chemical contaminants at a site may include compounds in industrial solvents, by-products of burning called polycyclic aromatic hydrocarbons (PAHs), fluids known as

polychlorinated biphenyls (PCBs) that were used as coolants in electrical equipment, chlorinated hydrocarbons (CHCs), volatile organic compounds (VOCs), semi volatile organic compounds (SVOCs), radionuclides (RAD), pesticides, unexploded ordnance (UXO), various metals, gasoline, diesel, and motor oil.

4.3 LAND REUSE AND TRANSFER

In 1997, NAS Alameda was closed as an active military installation. A Lease in Furtherance of Conveyance (LIFOC) between the Navy and the City of Alameda provides the City with an interest in the 1,637 acres of the property allowing for subleases and property and infrastructure maintenance. This will remain in place until the Navy transfers the property by deed to the City. About 1,038 acres in the southwestern portion of the property will be transferred to the U.S. Fish and Wildlife Service under a federal a transfer agreement.

In response to the formal closure of NAS Alameda, the City established a base conversion office and formed the Alameda Base Reuse Advisory Group (BRAG) to provide a forum for community input to the base reuse planning process. In 2001 the BRAG was renamed the Alameda Point Advisory Committee (APAC). Also, in 1993, Congressman Ron Dellums formed the East Bay Conversion and Reinvestment Commission to encourage regional input into the conversion process and to undertake a one-year pilot project outlining how a community should effectively close a base. In April 1994, the City and County of Alameda signed a Joint Powers Agreement and established the Alameda Reuse and Redevelopment Authority (ARRA). The ARRA was recognized by DoD as the responsible entity for submitting and completing the Community Reuse Plan for NAS Alameda. The Community Base Reuse Plan for Alameda was completed in 1996.

Upon resolution of environmental issues, about 900 acres of land in the southwest portion of the base will be transferred under an Environmental Summary Document (ESD) to the U.S. Department of Fish and Wildlife, for use as a wildlife refuge.

The remaining parcels of land will be transferred to the City and various other entities under the finding of suitability to transfer process (FOST). In this process, the Navy assumes responsibility for cleanup of the property in accordance with the anticipated reuse. Only after the cleanup is finished will the properties be transferred.

4.4 DESCRIPTION OF COMMUNITY

4.4.1 Profile of City of Alameda and West End Community

Alameda occupies 12.4 square miles and is located at the geographic center of the San Francisco Bay Area. It consists of a main island just offshore from Oakland and directly across the bay from San Francisco, plus the tip of a peninsula attached to the mainland near Oakland Airport and Coast Guard Island. Alameda is accessed by four bridges, two tunnels, and two ferry terminals. Alameda has an open, approachable shoreline with 6 miles of sandy beaches.

Alameda also has marinas, first-class restaurants, two golf courses, numerous parks, a hospital, and several shopping centers.

The current population of the City of Alameda is 74,250. The ethnic breakdown for this population is presented below.¹

Caucasian	Asian	Hispanic	African American	Alaskan/Hawaiian Native/Other Race	Two or More Races
52.5 percent	26 percent	9.3	6 percent	1.4 percent	4.8 percent

Sixty-five percent of adults are college-educated, and 40 percent are employed in executive, managerial, and technical occupations. The average household income is \$75,709 per year.

Alameda is a charter city founded in 1872 with a city manager form of government. Five council members, including the mayor, direct the city manager's activities. Alameda has established the Community Improvement Commission (CIC) of the City of Alameda, which acts as the City's redevelopment agency. The members of the City Council serve as the Commission members. In 1998, Alameda Point was designated a redevelopment project area. In accordance with Federal base closure procedures, ARRA was established as the reuse authority for NAS, Alameda, responsible for planning and reuse. The City Council serves as a member of the ARRA Board and the City Manager serves as Executive Director of both the CIC and ARRA.

Currently, Alameda anticipates initiating and completing several redevelopment projects within the next fiscal year. In order to meet the demand for economic development, the City established a position of Assistant City Manager for Community and Economic Development to lead the City's community and economic development activities. In addition, a new Development Services department has been formed to consolidate community development, economic development, affordable housing, and Alameda Point administration and planning divisions.

The following sections provide information about the community located on Alameda Point as well as the west end community, which is in closest proximity to Alameda Point.

4.4.1.1 West End Community Profile

The West End neighborhood is across the street from closed military housing, and near the former NAS Alameda.² This area occupies both sides of Webster Street, one of Alameda's commercial areas and the path to and from the Posey and Webster tubes, which connect the island to Oakland. The demographics for the west end are considerably different than Alameda as a whole. The West End neighborhood is greater in ethnic diversity, higher in housing density, and lower in household income than other areas of Alameda. The traditional West End area houses 11,600 residents, a third of whom are Asian, a quarter of whom are African American

¹ 2000 Census data

² According to the City of Alameda and Census 2000, the western end is comprised of Census Tract (CT) 4276, block group (BG) 1 of CT 4277, BG 4 of CT 4278, and BG 4 of CT 4273.

and a quarter of whom are Caucasian. The City estimates that 90 percent of its African American population resides in the West End neighborhood.

Much of Alameda's economically disadvantaged populations are concentrated in this area, which includes: 120 units of public housing (Esperanza); a formerly subsidized 615-unit complex of which 40 percent are Section 8 tenants (Harbor Island Apartments); and about 200 units of former military housing that was converted to cooperatively owned homes many years ago.

Five schools serve the West End and Alameda Point area: Woodstock Elementary School, Chipman Middle School, Paden Elementary School, George Miller Elementary School and Encinal High School. Woodstock Elementary School provides instruction to about 340 students. It is a Title 1 school³ with 78 percent of the students being eligible for free or reduced price meals, and 17 percent of the students' families receiving some type of state financial aide. About 116 students (34 percent) are African American, about 68 students (20 percent) are Asian, 41 students (12 percent) are Hispanic, 37 students (11 percent) are Caucasian, 31 students (9 percent) are Filipino, 7 students (2 percent) are Native American, 7 students (2 percent) are Pacific Islander, and 34 students (10 percent) are mixed race or no response. Eighty-four students (26 percent) are classified as English Learners and speak another language at home. Of these, languages spoken include Cantonese (18 students or 22 percent), Spanish (17 students or 20 percent), Tagalog (9 students or 11 percent), Arabic (5 students or 6 percent), Farsi (5 students or 6 percent), Korean (3 students or 3 percent), Vietnamese (3 students or 3 percent), Hindi (1 students or 1 percent), Punjabi (2 students or 2 percent), Cebuano (1 students or 1 percent), Tigrinya (3 students or 3 percent), and several other languages (18 students or 22 percent).⁴

Chipman Middle School is a sixth- to eighth-grade school, with a total enrollment of 548. It is a Title 1 School with 55 percent of the school eligible for free or reduced price meals, and 9.4 percent of the students' families receiving state financial aide.⁵ About 153 students (28 percent) are African American, 93 students (17 percent) are Asian, 126 students (23 percent) are Caucasian, 71 students (13 percent) are Hispanic, 60 students (11 percent) are Filipino, 11 students (2 percent) are Native American, 5 students (1 percent) are Pacific Islander, and 33 students (6 percent) are mixed race. About 137 students (25 percent) are English Learners, and the primary languages spoken within the home include Spanish (32 students or 23 percent), Cantonese (25 students or 18 percent), Tagalog (15 students or 11 percent), Vietnamese (11 students or 8 percent), Arabic (7 students or 5 percent), Farsi (7 students or 5 percent), Tigrinya (11 students or 8 percent) and several other languages with (30 students or 22 percent).⁶

Paden Elementary School provides instruction to about 366 kindergarten through eighth grade students. Paden offers a developmental program where students learn at their own pace in a combined classroom setting. About 143 students are Caucasian (39 percent), 81 students are Asian (22 percent), 33 students are Filipino (9 percent), 26 are Hispanic (7 percent), 15 are

³ Title I is a federally funded program that assists schools serving large numbers of children from low-income families.

⁴ California Department of Education, 2001-2002 School Year

⁵ Ibid

⁶ California Department of Education, 2001-2002 School Year

African American (4 percent), 4 are Pacific Islander (1 percent), and 66 students are mixed race or no response (18 percent).⁷ About 62 students are classified as English Learners (17 percent of the entire student body); primary languages spoken within the home include Cantonese (28 students or 45 percent), Spanish (7 students or 11 percent), Vietnamese (5 students or 8 percent), Korean (4 students or 6 percent), Tagalog (4 students or 6 percent), Mandarin (3 students or 5 percent), Illocano (3 students or 5 percent), and several other languages (10 students or 16 percent).⁸

Encinal High School offers instruction to about 1,209 students in grades 9 through 12. About 278 students are African American (23 percent), 254 students are Asian (21 percent), 230 students are Caucasian (19 percent), 193 students are Filipino (16 percent), 145 students are Hispanic (12 percent), 12 students are Pacific Islander (1 percent), 12 students are Native American (1 percent), and 85 students are mixed race or no response (7 percent). About 218 students are English Learners (18 percent of the student body); primary languages spoken at home are Cantonese (59 students or 27 percent), Tagalog (35 students or 16 percent), Spanish (31 students or 14 percent), Vietnamese (31 students or 14 percent), Korean (9 students or 4 percent), Farsi (9 students or 4 percent), Tigrinya (11 students or 5 percent), and several other languages (35 students or 16 percent).⁹

Several local organizations and community engagement programs have been founded to meet the needs of the local community. Among these are the Head Start Collaborative, which is a school-based collaborative between Encinal High School, Woodstock Elementary, and Chipman Middle School. This organization aims to improve students' performance and strengthen families by integrating school, business, and community resources. One Stop Career Center at the College of Alameda links local employers and job seekers with training, labor market information, job readiness skills, placement assistance, and support services. A variety of after-school programs are funded by the City.

The Koshland Civic Unity Program, a community planning and leadership development program out of San Francisco, has recently provided the West Alameda area with a five-year, \$300,000 grant. This grant is given to neighborhoods that are undergoing significant change based on demographic, development and other community involvement factors. The grant will be used to foster leadership skills in several community leaders and create development priorities for the area.

The West Alameda Business Association is a group of about 75 business owners that represent the business interests of West Alameda. Their current priorities include redevelopment of Webster Street for economic growth and integrating their businesses with Alameda Point to the greatest extent possible.

⁷ Ibid

⁸ Ibid

⁹ Ibid

4.4.2

Community Profile of Alameda Point

Alameda Point occupies about 2,700 acres of land at the western end of Alameda Island. About 1,600 acres are onshore land, and 1,100 acres are submerged tidelands. Alameda Point is bounded by Oakland inner harbor to the north, the San Francisco Bay to the west and south, and Main Street to the east. The former base includes a major airfield; deepwater port; aircraft and ship maintenance facilities; 1,500 units of family and barracks type housing; industrial, retail, warehouse, and recreational facilities.

Alameda Point has a residential population of about 2,650 individuals, concentrated primarily at the northeastern end of the former base. Residential units are maintained and managed by three organizations: United States Coast Guard (USCG), Alameda Point Collaborative (APC), and the Gallagher & Lindsay Company.

The USCG maintains about 70 acres of residential housing that includes the 35-acre North Housing, the 23-acre Marina Village, the 11-acre Estuary Park, and half an acre dedicated to maintenance facilities. The USCG estimates a year-round population of about 1,600 individuals, with an average tenure of three years. According to USCG representatives and area residents, this population has no special language needs and the best way to reach these individuals is through dissemination of information to the USCG housing office, USCG town meetings, door-to-door delivery of fact sheets, and working with the local elementary school.

APC leases, at no cost, 200 units of rehabilitated former Navy housing which are used to provide permanent and transitional housing. Currently, 130 units are leased, with a residential population of 500. The housing is a mix of apartment buildings and small cottages, featuring individual yards and common play areas. Apartment sizes range from singles to four-bedroom units. Half the housing is provided on a transitional basis for up to two years, and the other half is for permanent residency. An additional 39 units of new housing will be ready for occupancy by 2004.

APC residents are ethnically diverse and primarily low income¹⁰. According to representatives of the City of Alameda and APC, past community involvement efforts have been most successful when working with APC management, local schools, and previously established social services organizations.

About 400 individuals live in former Navy housing that is leased and managed by the Gallagher & Lindsay Company. Housing managed by the Gallagher & Lindsay Company is located in a 20-acre area at the northeastern end of Alameda Point. Currently, about 68 two- to five-bedroom units are occupied, with an average rent between \$2,000 and \$3,000 monthly. This segment of the Alameda Point population has no special language needs. According to area residents, the most effective means of communication for this population is direct mailings or door-to-door delivery of fact and summary information sheets.

¹⁰ APC and City of Alameda data

The George Miller elementary school is located on 7 acres of land in the northeastern portion of Alameda Point and provides instruction for about 300 students. The majority of students are from the USCG housing complexes and the West End Alameda area. George Miller is a Title 1 school, 51 percent of students are eligible for free or reduced price meals. About 135 students or 45 percent are Caucasian, 54 students or 18 percent are African American, 33 students or 11 percent are Hispanic, 15 students or 5 percent are Asian, 15 students or 5 percent are Filipino, 6 students or 2 percent are Native American, 3 students or 1 percent are Pacific Islander, and 33 students or 11 percent are mixed race or no response¹¹. About 9 students are English Learners (3 percent of the student body); the primary languages spoken at home are Spanish (2 students or 22 percent), Arabic (2 students or 22 percent), Cantonese (1 student or 11 percent), Tagalog (1 student or 11 percent), Italian (1 student or 11 percent), and several other languages (2 students or 23 percent).¹²

Located next to George Miller Elementary School is the Woodstock Childcare Center. This center is open from 7 a.m. to 6 p.m. and provides daycare for about 140 children, of ages ranging from 18 month to 5 years. The center also provides care before and after school to 60 students between kindergarten through third grade from George Miller and Woodstock Elementary Schools.

An entrepreneurial charter school, Home Base, recently began operations at Alameda Point. This school serves a student population of about 50 preschool through 5th graders, with a focus on involving the family in the students' curriculum and instruction.

A number of businesses operate on Alameda Point, and commercial tenant leasing and property management is managed by the APCP. The APCP estimates 4.4 million square feet of property is available for lease, and of this 2.3 million square feet is currently leased (approximately 65 to 70 percent of the existing buildings). There is a tenant population of about 1,110, including the City's Development Services and Public Works departments, Mirad, Nelson Marine, Simmba Systems, Baladium Sports Gymnasium, Foss Environmental, Trident Port Services, and Alameda Aerospace.¹³ The Alameda Point Business Consortium is a group of Alameda Point tenants that meet quarterly to discuss Alameda Point business issues. According to representatives of the Consortium, the top concerns facing tenants is the effect of redevelopment on local businesses and the terms of leases.

¹¹ California Department of Education, 2001-2002 School Year

¹² Ibid

¹³ Alameda Point Community Partners

5.0 SITE DESCRIPTIONS AND INVESTIGATIONS

This section provides an overview of Alameda Point and each of the 31 sites undergoing investigation and cleanup.

5.1 FACILITY OVERVIEW AND HISTORY

Alameda Point occupies 2,675 acres, including 1,100 acres offshore, at the western end of Alameda Island (see Figure 5-1). The area encompassed by former NAS Alameda was historically a combination of submerged lands, tideland, and dry land. Much of the base was gradually filled in using hydraulically placed dredge spoils from the surrounding San Francisco Bay, the Seaplane Lagoon at NAS Alameda, and the Oakland Inner Harbor. The first documented filling of tidal and submerged land began in 1887. By 1927, the northern part of what later became NAS Alameda had been filled, chiefly with dredge material from Army Corps of Engineers' projects associated with the Oakland Inner Harbor and other harbors in the east bay. Prior to 1930, at least two large industrial sites, a borax processing plant and an oil refinery, were located on the island, on the eastern side of the current Alameda Point.

In 1936, the Navy acquired title to the land from the Army and began building the air station in response to the military buildup in Europe before World War II. Construction of the base included several iterations of filling the existing tidelands, marshlands, and sloughs. NAS Alameda was commissioned on November 1, 1940 and was turned over to a staff of 200 Navy personnel and civilians.

NAS Alameda had a military and civilian workforce of about 18,000 personnel responsible for providing support services to Naval aviation facilities. Berthing space at two piers accommodated aircraft carriers. Some ship maintenance was accomplished at Alameda. The Naval Air Rework Facility, the major industrial tenant, allowed for repair and revamping of propeller, turboprop, and jet aircraft.

From the 1940s through the 1970s, standard activities associated with metal plating and paint striping, aircraft repair, fueling and engine testing, vehicle service stations, pest control, fire response training, and disposal of various substances in two landfills caused environmental contamination.

NAS Alameda was identified for closure under the BRAC Program in 1993 and ceased operation in April 1997. In July 1999, Alameda Point was added to the federal facilities Superfund list.

5.2 OVERVIEW OF SPECIFIC SITES

This section provides summaries of the 31 sites that are potentially contaminated with CERCLA substances. The 31 sites are grouped into 10 operable units (see Figure 5-2), and are in varying stages of investigation and cleanup. Originally, there was an additional site (Site 18); however, it is no longer counted as a CERCLA site. It originally consisted of all storm sewers at Alameda Point, but later was distributed among the other sites.

A base-wide investigation was completed in Summer 2002 to determine the level and extent of PAH contamination resulting from historic fill activities. Over 1800 soil samples were collected and analyzed. The results of this investigation indicate that varying concentrations of PAHs are present throughout the majority of the base. Additional soil investigations will be conducted for PAHs at the 31 sites impacted by CERCLA substances in 2003.

Summaries of the 31 sites, contaminants of concern, and the stage of each is presented below. This information is also summarized in Table 5-1.

OU 1 – Sites 6, 7, 8, 14, 15, and 16

Site 6 – Building 41 (Aircraft Intermediate Maintenance Facility)

Site 6 was initially used as a seaplane hangar and later for repair of aircraft components. Site 6 features include a wash-down pad and associated oil-water separator (still in place), and an inactive Aircraft Intermediate Maintenance Department. RI results indicate that soil in Site 6 is impacted by PAHs, most likely originating from the fill material. No other chemicals of concern have been identified for soil. Groundwater is impacted by chlorinated hydrocarbons that are likely from the equipment wash-down pad and associated oil water separator, and the solvent storage and paint stripping areas in Building 41.

The Water Quality Control Plan – San Francisco Bay Basin Region 2 (referred to as the basin plan), which outlines the beneficial uses for groundwater beneath the site, has been recommended for amendment. This amendment proposes removing drinking water as a beneficial use. If the drinking water use is removed from the basin plan, it is anticipated that the risk associated with groundwater will be acceptable. The RI will recommend no further action (NFA) for soils, pending resolution of the PAH issue. The FS will recommend institutional controls for groundwater.

Site 7 – Building 459 (Navy Exchange Service Station)

Site 7 operated as the NAS Alameda fuel and automobile repair shop from 1966 to 1997. Site 7 features include an oil water separator (still present); nine USTs, and one temporary waste storage area. All USTs have been removed. RI data indicate that soil is impacted by PAHs, benzene, and metals. Groundwater is impacted by benzene, ethylbenzene, methyl tertiary butyl ether (MTBE), and total petroleum hydrocarbons (TPH). Soil and groundwater impacts may be the result of PAH-impacted fill material and releases from USTs, pump island area spills, distribution piping leaks associated with the fuel system, industrial waste lines, the separator pit, and the industrial waste system. The basin plan, which outlines the beneficial uses for groundwater beneath the site, has been recommended for amendment. This amendment proposes removing drinking water as a beneficial use. If the drinking water use is removed from the basin plan, it is anticipated that the risk associated with groundwater will be acceptable. Soil and groundwater cleanup standards for the site will be associated with levels of TPH compounds. The RI will recommend NFA for soil, pending resolution of the PAH issue.

CERCLA Site 8 – Building 114 (Pesticide Storage Area)

Site 8 consisted of the Public Works Center outside work areas, and buildings 114 and 191, which operated from 1944 to 1997. Activities included storage and mixing of weed and pest control chemicals, equipment storage, woodworking, equipment steam cleaning, and painting. Site features include an oil water separator (still present), a catch basin, and an equipment wash-down area associated with Buildings 114 and 191. RI sampling data indicate that PAHs, most likely from the fill material, are present in soil. Site 8 groundwater is impacted by benzene and CHCs that are most likely related to waste discharges from a separator pit, storm water system, and industrial waste system. The source of the CHCs in groundwater at Site 8 is most likely the contaminated groundwater that is migrating east from Site 5. The basin plan, which outlines the beneficial uses for groundwater beneath the site, has been recommended for amendment. This amendment proposes removing drinking water as a beneficial use. If the drinking water use is removed from the basin plan, it is anticipated that the risk associated with groundwater will be acceptable. The RI will recommend NFA for soils, pending resolution of the PAH issue. The FS will recommend institutional controls for groundwater.

CERCLA Site 14 – Former Fire Training Area

Site 14 was operated as a fire training school until 1987. The site was expanded to include Building 528 (maintenance shop) and two temporary storage areas. Site features include a bermed fire-training area and several storage tanks, which have been closed in place or removed. Analytical data from the RI indicate that soil is impacted by dioxins and PAHs. Contaminated fill material is the suspected source of PAHs in soil, and fire-training activities are the likely source of dioxins in soil. RI data indicate that groundwater is impacted by TPH and CHCs. The soil removal action for dioxins has been completed and has reduced risk to acceptable levels. This action also removed some of the PAHs. A risk management meeting determined that remaining PAHs do not pose an unacceptable risk. The basin plan, which outlines the beneficial uses for groundwater beneath the site, has been recommended for amendment. This amendment proposes removing drinking water as a beneficial use. If the drinking water use is removed from the basin plan, it is anticipated that the risk associated with groundwater will be acceptable. The RI will recommend NFA for soils, pending resolution of the PAH issue. The FS will recommend institutional controls for groundwater.

CERCLA Site 15 – Buildings 301 and 389 (Former Transformer Storage Area)

Site 15 was used for storage of electrical equipment, oil-filled transformers, and machinery. RI sampling results indicated that soil was impacted by metals, PAHs, and PCBs at maximum depths of about 2 feet below ground surface (bgs). Contaminated fill material, leaks from oil-filled transformers, application of PCB-containing oils to surface soil for weed control, and flaking of lead-based paint from buildings and surrounding Quonset huts are the suspected sources of soil impacts. A removal action has been conducted that removed lead- and PCB-impacted soil resulting in the remaining soil being at acceptable risk levels. This action also removed some of the PAHs. A risk management meeting determined that the remaining PAHs do not pose an unacceptable risk. There are no impacts to groundwater. Therefore, the RI will recommend NFA for soil and groundwater.

CERCLA Site 16 – C-2 CANS Area (Shipping Container Storage)

Site 16 served as an unpaved equipment storage yard. It was later expanded to include the automobile hobby shop in the southern portion of the site. Currently, the site is operated as a mini-container storage area. A 600-gallon waste oil UST was removed from Site 16. RI data indicate that soil was impacted by PAHs, PCBs, lead, and pesticides. The fill material is the likely source of PAHs in soil, and pesticide (chlordane) application is the likely source of pesticides in soil. A removal action has been conducted that removed PCB- and lead-impacted soil above acceptable risk levels. RI data indicate that groundwater is impacted by TPH and CHCs. Groundwater beneath Site 16 is considered to be a potential source of drinking water. Because the aquifer is a potential source of drinking water and CHCs are present in groundwater, the Navy is planning a removal action to reduce risks associated with CHCs in groundwater to acceptable levels. Risk levels will be re-evaluated following completion of the removal action. Pending the results of the PAH issue and the evaluation of risks posed by chlordane, the RI/FS will recommend remediation measures.

OU 2A – Sites 9, 13, 19, 22 and 23

Site 9 – Building 410 (Paint Stripping Facility)

Site 9 was operated as a paint stripping facility until 1990. It was subsequently used as a storage area for stockpiled soil accumulated from RI fieldwork. Site features include Buildings 351, 410, and 588, an industrial waste treatment plant (associated with paint stripping operations) that is closed; 11 ASTs; and three oil water separators associated with wash rack drainage and one, located south of Building 588, was associated with the waste treatment plant. All ASTs have been removed. The oil water separators are still present. The soil at Site 9 is impacted by CHCs, TPH, and PAHs. Sources for soil impacts include fill material and solvent releases to floor drains, past wastewater treatment plant operation, and spills in the defueling area to the east. Groundwater is impacted by PCP, CHCs (vinyl chloride), and benzene. Suspected sources include releases to floor drains, the aircraft defueling area to the east, and the former waste water treatment plant. Groundwater beneath Site 9 is considered to be a potential source of drinking water. Because the aquifer is a potential source of drinking water and CHCs are present in groundwater, the Navy is planning a removal action to reduce risks associated with CHCs in groundwater to acceptable levels. Risk levels will be re-evaluated following completion of the removal action. Concentrations of CHCs in soil are low, and are not expected to pose unacceptable risks. Therefore, the RI is expected to recommend NFA for soils, pending resolution of the PAH issue, and the FS will be prepared to address residual groundwater contamination.

Site 13 – Former Oil Refinery

Site 13 is the location of a former oil refinery that operated from 1876 to 1903. The site contains Building 397, a former jet engine test facility, which is located in the northwestern portion of the site. There are four 6,000-gallon oil water separators along the eastern and northern sides of Building 397 and two oil water separators along the eastern end of the building; five fuel ASTs

(all have been removed); and an area that contained 55- and 30-gallon drums of lubrication and engine oil (formally closed). Soil at Site 13 is impacted by benzene, TPH, and PAHs. The former oil refinery is the suspected source of TPH and PAH impacts. Groundwater is impacted with CHCs, TPH, and benzene. Groundwater beneath Site 13 is considered to be a potential source of drinking water. It is expected that the RI will recommend remediation of soil and groundwater.

Site 19 – Yard D-13 (Hazardous Waste Storage Area)

Site 19 consists of Yard D-13, a bermed and covered 1-½ acre lot that was used by the Navy for storage of hazardous materials until 1996. Prior to the construction of Yard D-13, hazardous waste was stored in and around Building 616, which is also located at Site 19. Currently, a City tenant uses Yard D-13 for storage. Other site features included two USTs, which have been removed, and a solid waste management unit at Building 616 that included a 600-gallon UST (removed). The soil at Site 19 is impacted by TPH and PAH compounds. Suspected sources of these impacts include a jet fuel release at Building 397 (Site 13) and the former oil refinery. The groundwater is impacted by CHCs, TPH, SVOCs, and benzene. Groundwater at Site 19 is a potential source of drinking water. It is anticipated that the RI will recommend NFA for soil pending resolution of the PAH issue. The FS will likely recommend monitored natural attenuation for groundwater.

Site 22 – Building 547 (Former Service Station)

Building 547 was operated as a service station and car wash between 1979 and 1980.

Three 12,000-gallon gasoline USTs have been removed. Data gathered during the RI indicate that TPH and PAHs are present in soil. Potential sources of soil impacts include the former USTs, fuel lines, and the oil refinery located at Site 13. The groundwater has been impacted with TPH and benzene. Suspected sources of the groundwater impacts are former USTs and fuel lines. The groundwater beneath Site 22 is a potential source of drinking water. Because determination of cleanup levels in soil and groundwater will be related to TPH, the RI will likely recommend NFA for soil and groundwater under the CERCLA Program.

Site 23 – Building 530 (Missile Rework Operations and Defueling Area)

Site 23 includes Building 530, formerly used for missile rework operations, and the open, paved area west of Building 530, which was used for aircraft refueling. Two former 10,000-gallon ASTs, one containing oil and the other containing an unknown substance, and one former 15,000-gallon jet fuel AST were also located in the defueling area at Site 23. Two oil water separators are located at Site 23 associated with ASTs and refueling containment systems at the site. The soil at Site 23 has been impacted by TPH and PAH compounds. Floating product was identified in monitoring wells located on the south side of Site 23. Fill material and the former oil refinery in Site 13 are the suspected sources of the PAH compounds. Groundwater is impacted by TPH compounds and benzene. Groundwater at Site 23 is considered a potential drinking water source. Because determination of cleanup levels in soil and groundwater will be

related to TPH, the RI likely will recommend NFA for soil and groundwater under the CERCLA program and the site will be transferred to the petroleum program for continued cleanup.

OU 2B – Sites 3, 4, 11, and 21

Site 3 – Abandoned Fuel Storage Area

Site 3 contains five 100,000-gallon USTs that have been cleaned and closed in place. Soil at Site 3 has been impacted by TPH and lead from leaking USTs and fuel lines and PAHs from fill material. Groundwater is impacted by CHCs that have migrated from Site 4 and benzene, TPH, and lead from former UST releases. Groundwater beneath Site 3 is a potential drinking water source. It is expected that the RI will recommend remediation of soil and groundwater.

Site 4 – Building 360 (Aircraft Engine Facility)

Building 360, which contains specialized production shops, is the main structure in Site 4. Former operations included paint stripping and blasting, etching, and plating. Prior to 1975, plating wastes were discharged to the storm sewers. After 1975, plating wastes were routed to an industrial wastewater treatment plant located west of Building 360. TPH, metals, and PAHs are present in soil. Fill material is the suspected source of PAH impacts to soil, and the USTs and associated lines are the suspected sources of TPH impacts. The suspected source of the metals is the plating shop. The groundwater has been impacted with CHCs, PAHs, benzene, and TPH. The plating shops and the former cleaning shop are considered to be the source of the CHCs in groundwater; however, releases may have occurred along leaking storm sewers and industrial waste lines. Groundwater at Site 4 is considered to be a potential drinking water source. To reduce the risks associated with CHCs in groundwater, the Navy will conduct a removal action for chemicals in groundwater. It is expected that this removal will eliminate the continuing source of contamination. Risks from CHCs in groundwater will be re-evaluated, following completion of the removal action. It is expected that the RI will recommend continued groundwater remediation and remediation of chromium and cadmium in soil.

Site 11 – Building 14 (Aircraft Engine Test Cells)

Site 11 consists of 12 engine test cells located in Building 14. Fuel was supplied to the cells from USTs located south of the building. Historically, cells drained through oil water separators to the industrial waste sewer system. Four ASTs (containing preservative oil, compressor cleaning solution, and smoke abatement chemicals); five oil water separators; nine USTs, and two sumps also were located at Site 11. RI data indicate that CHCs, PAHs, and TPH are present in soil. The fill material is the likely source of PAH impacts to soil. Groundwater is contaminated with TPH, benzene, and CHCs. The USTs and associated fuel lines are the suspected sources of the TPH and benzene impacts to groundwater. It is likely that the CHC impacts at Site 11 are attributable to migration of CHC-impacted groundwater from Site 4. Groundwater is a potential drinking water source. Because there are significant levels of CHCs in groundwater, the Navy is planning a removal action for mass reduction of CHCs. It is expected that this removal will reduce the risk associated with groundwater to acceptable levels.

Groundwater risks will be reevaluated following completion of the removal action. It is anticipated that the RI will recommend continued remediation of groundwater and NFA for soils, pending resolution of the PAH issue.

Site 21 – Building 162 (Ship Fitting and Engine Repair)

Site 21 consists of Building 162, which was constructed in the 1940s and used as a Navy exchange administrative office. Machine shops and maintenance shops also were operated in Building 162 until 1996. Site features include four former USTs, two diesel tanks, two jet fuel tanks, one oil water separator, and one diesel AST. Analytical data from the RI indicate that PAHs, most likely attributable to the fill material, are the only soil risk drivers. Groundwater has been impacted by CHCs, PAHs, metals, and benzene. The PAH compounds are likely from the fill material. Potential sources for the benzene plume include two former USTs and the associated fuel lines. Groundwater beneath Site 21 is a potential drinking water source. Because of the widespread CHC impact to groundwater, the Navy is conducting a removal action to reduce the mass of CHCs in groundwater. It is expected that the removal will reduce the risks associated with CHCs in groundwater to acceptable levels. Groundwater risks will be reevaluated following completion of the removal action. It is anticipated that the RI will recommend continued remediation for groundwater and NFA for soil, pending resolution of the PAH issue.

OU 2C – Sites 5, 10, and 12

Site 5 – Building 5 (Aircraft Rework Facility)

Building 5 was used for aircraft component repair and maintenance operations. Currently, all equipment and stored waste have been removed and the building is inactive. The area surrounding the building is covered with concrete and storm drain lines are present throughout the site. Site features include 39 ASTs, four oil water separators, and 17 USTs. RI data indicate that soil has been impacted by metals, TPH, PAHs, and radium. Potential sources for the metals include the plating shop, sumps in the wastewater treatment area, and the battery shop area. A soil removal action for cadmium near the plating shop was recently completed and has reduced risk associated with cadmium in soil to acceptable levels. Potential sources for the TPH- and PAH-impacted soil include releases from USTs, the contaminated fill materials, releases to floor drains, and sumps in the wastewater treatment area. Radium was detected in the storm drain lines and has a potential for impacting bedding materials surrounding the drain lines. The source of the radium is the former radioluminescent paint shop. Many of the storm drain lines have been removed in a documented removal action, and the radium paint shops and associated areas have been decontaminated and cleared for reuse. Groundwater has been impacted by CHCs, cyanide, cadmium, xylenes, PAH, and TPH. The basin plan, which outlines the beneficial uses for groundwater beneath the site, has been recommended for amendment. This amendment proposes removing drinking water as a beneficial use. If the drinking water use is removed from the basin plan, it is anticipated that the risk associated with groundwater will be acceptable. Suspected sources for the CHC-impacted groundwater include the unit operation shops, releases to the floor drains, the hazardous waste storage area. The Navy recently conducted a removal action to remove solvent contamination that has accumulated as a separate layer below the water

table. The potential sources of xylenes, TPH, and PAH impacts include releases to the floor drains, releases from the USTs, and the PAH-impacted fill materials. The potential source of the cyanide is a release from cyanide pits located in the plating shop. The remaining storm drains are being evaluated to determine if traces of radium paint are present in the lines. Site 5 is located in a non-drinking water source area. It is anticipated that the RI will recommend NFA for soil pending resolution of the PAH issue, and continued remediation of groundwater.

Site 10 – Building 400 (Missile Rework Operations)

Site 10 was used for avionics and missile rework operations. All equipment and stored wastes have been removed, and new tenants currently occupy the building. The area surrounding the building is covered with concrete. RI data indicate that PAH compounds contained in fill materials are the only soil risk drivers. Radium impacts were identified at the site in the radioluminescent painting booth, which has been removed and formally closed. The radium paint was discharged to the industrial sewer lines, which have been removed as part of the radiological removal action. The data also indicate that groundwater is impacted by CHCs and TPH. Suspected sources of groundwater impacts include shops used for plastics, fiberglass, electric components, and missile component rework, and a release from UST 400-1. CHCs in groundwater are attributed to migration of CHC-impacted groundwater from Site 5. The basin plan, which outlines the beneficial uses for groundwater beneath the site, has been recommended for amendment. This amendment proposes removing drinking water as a beneficial use. If the drinking water use is removed from the basin plan, it is anticipated that the risk associated with groundwater will be acceptable. The RI will recommend no further action (NFA) for soils, pending resolution of the PAH issue.

Site 12 – Building 10 (Power Plant)

Building 10 is the main structure in Site 12. Site features consist of six USTs, eleven ASTs, one oil water separator, and one Resource Conservation and Recovery Act (RCRA) unit (consisting of 55-gallon drums) which is inactive. RI data indicate that soil at Site 12 has been impacted by PAHs, most likely from PAH-impacted fill material, and TPH. Groundwater at Site 12 has not been impacted. It is expected that the RI will recommend NFA for soil and groundwater, pending resolution of the PAH issue.

OU 3 – Site 1

Site 1 – 1943 – 1956 Disposal Area

Site 1 is a 14.7-acre landfill with seven identified cells and a former burn area in the northwestern portion of the site. A 1,000-gallon temporary AST that was used to store aqueous wastes was located in EBS Parcel 2 at Site 1. RI data indicated that PAHs, PCBs, metals, and radium are present in soil. Benzene, CHCs, xylene, ordnance and explosive waste (OEW), and SVOCs are present in groundwater. The following potential sources have been identified: landfill disposal operations, open burning of refuse, operation of a pistol range, and PAH-impacted fill material. Site 1 is in a non-drinking water source area. The RI has been completed

and submitted to regulatory agencies; the draft FS report was completed and submitted to regulatory agencies in December 2002. The FS evaluates containment of the landfill contents and general response actions for groundwater in some localized areas.

OU 4A – Site 2

Site 2 – West Beach Landfill and Associated Wetlands

Site 2 operated as a 77-acre landfill between 1956 and 1978. Liquid and solid wastes were accepted at the site. RI data indicate that soil is impacted by PAHs, PCBs, and concentrations of radioactive material. Groundwater is impacted by PAHs, and CHCs. The following potential sources have been identified: landfill disposal operations, PAH-impacted fill material, and road surfaces in the northeastern area that were constructed with sandblast abrasives and sprayed with waste oils that contained PCBs. Site 2 is in a non-drinking water source area. It is anticipated that the RI/FS will recommend capping and long-term monitoring.

An OEW characterization was conducted at Site 2. The scope of this work included the location, identification, and removal of any OEW found on the ground surface of the site, and excavation of an identified OEW Burial Site. These activities were performed prior to geotechnical and seismic evaluation field tasks that were conducted to identify characteristics important for site remediation and analysis of future uses at Site 2.

Locations of items found during the characterization were identified by northing and easting coordinates and plotted on a CAD site map. The data will be uploaded into the Geographic Information System (GIS) for NAS Alameda. OEW recovered during surface characterization at IR Site 2 consisted of one anti-tank/anti-personnel (AT/AP) inert land mine and one 40-mm target practice (TP) projectile. An additional 8,675 20-mm TP projectiles were uncovered during a TCRA. The OEW recovered contained no explosives or energetics.

OPERABLE UNIT 4B – Sites 17 and 24

Site 17 – Seaplane Lagoon

The Seaplane Lagoon consists of about 110 acres of semi-enclosed water with access through an 800-foot opening in the breakwater. The lagoon was the point of discharge for some of Alameda Point's sewer and industrial outfalls from the 1940s to 1975. Site features include a former 1,100-gallon AST that stored diesel, and a RCRA unit, which consists of 55-gallon drums used to store petroleum products, oily wastewater, and absorbent material with oil, paint wastes, solvents and thinners (inactive and formally approved for NFA). Data from the RI indicate that metals, PCBs, PAHs, pesticides, organotins, and TPH may be present in the sediment. Most impacts to sediment in the lagoon resulted from about 300 million gallons of wastewater that were discharged into the lagoon from the outfalls of the storm sewers and industrial waste lines from the 1940s to 1975. Reportedly, the discharge contained heavy metals, solvents, paints, detergents, acids, caustics, mercury, radium paint, and oil and grease. Industrial discharge to the

lagoon stopped in 1975, and since that time, the lagoon has received only storm and surface runoff.

Site 24 – Pier 1 and 2 Sediment

Site 24 consists of the sediment between Piers 1 and 2 at the southeastern corner of the Seaplane Lagoon. The piers were used for ship docking at the former NAS Alameda. Possible sources of contamination include fuel spills at this site and creosote from wood pilings, shipboard wastes, bilge water, and maintenance debris from docked ships.

OU 4C – Site 20 and 29

Site 20 – Oakland Inner Harbor

Site 20 is located on the southern side of the Oakland Inner Harbor Channel, within the Oakland Estuary. The habitat off of Site 20 includes rocky substrate shoreline and offshore soft sediment that has a thin shelf averaging 246 feet in width. The Oakland Inner Harbor Channel is a major industrial waterway serving marine terminals and repair facilities in the cities of Oakland and Alameda. The shipping channel has been dredged to a depth of 42 feet below mean lower low water and will be deepened to 50 feet in the future. RI data indicate that the sediment in Site 20 contains metals, PCBs, PAHs, pesticides, and TPH. The eastern portion of the Oakland Inner Harbor may have been impacted by historic Navy operations through wastewater and storm water discharge, ship wastewater discharge, fuel transfer, and dissolution and fragmentation of ship bottom paints and creosote pilings. In addition, the shoreline is almost entirely modified by human activity, and a variety of industries are located along its entire length including port facilities, shipbuilding and repair facilities, sand and gravel offloading areas, and marinas. Data gap sampling will be conducted to determine risk drivers at Site 20. The data gap sampling report is scheduled for submittal in April 2003, and the draft RI report is scheduled for submittal in June 2004.

Site 29 – Skeet Range

The Skeet Range is located off the northwestern corner of Alameda Point in the offshore area adjacent to Site 1. The Skeet Range was in operation from the 1950s to 1993 and is located roughly 1500 feet south of the mouth of the Oakland Inner Harbor. Data from the RI indicate that lead shot may pose risks to ecological receptors. Lead shot from the Skeet Range shot over the bay is now located in the sediment. PAHs, used as a binding agent, may either have leached from clay target fragments deposited into the sediment, or may be a result of historic onshore activities. The draft RI report was submitted to regulatory agencies in January 2003.

OU 5 – Site 25

CERCLA Site 25 – Estuary Park and the Coast Guard Housing Area

The combined area of Estuary Park and the USCG housing area covers about 43 acres of land in the northeastern portion of Alameda Point. RI data indicate that soil in Site 25 has been impacted by PAHs. Site 25 is in a non-drinking water source area. Impacts to groundwater include PAHs, benzene, and SVOCs. Soil and groundwater impacts at Site 25 may be attributed to the disposal of petroleum-related products in the marshlands, tidal channels, and the Oakland Inner Harbor sediment used to create the site. A time-critical removal action was completed in 2002 to remediate PAH-impacted soil. The draft Alameda Point/Alameda Annex combined RI/FS report for groundwater was submitted to regulatory agencies in June 2003. The draft FS report for soil was submitted to regulatory agencies in June 2003.

OU 6 – Sites 26, 27 and 28

Site 26 – Western Hangar Zone

The Western Hangar Zone was used for storage and maintenance of aircraft. Site features include two wash-down areas (still present), one AST that stored propane, and two ASTs that stored diesel. Soil impacts at Site 26 have yet to be determined, however, RI data indicate that groundwater may be impacted by petroleum hydrocarbons, CHCs, and possibly metals. The basin plan, which outlines the beneficial uses for groundwater beneath the site, has been recommended for amendment. This amendment proposes removing drinking water as a beneficial use. Several potential sources have been identified, including an aviation gasoline line leak near Building 23, spills during aircraft fueling, maintenance, and wash-down activities, and PAH-impacted fill material. It is anticipated that the RI will recommend groundwater remediation, and possibly NFA for soil, pending resolution of the PAH issue.

Site 27 – Dock Zone

The Dock Zone was used as a fuel and material storage area, an aircraft parking area, a fuel pump station, and for maintenance, equipment storage, vehicle parking, chemical storage, drum storage, and aircraft container storage. Site features include an oil water separator (still present), one 5,000-gallon diesel UST, and two 2,000-gallon diesel USTs (all USTs have been removed). RI data indicate that groundwater may be impacted by CHCs that may be associated with former ship repair and painting operations. Groundwater at Site 27 is a potential drinking water source. It is expected the RI will recommend groundwater remediation and NFA for soils, pending resolution of the PAH issue.

Site 28 – Todd Shipyard

Site 28, which was used for ship repair support, includes no buildings, tanks or other structures. Analytical data from the RI indicates that impacts to soil include metals and PAHs, and that

impacts to groundwater include metals, pesticides, and PCBs. Materials handling, equipment preparation, equipment wash-down activities, commercial shipyard operations, and contaminated fill material have been identified as potential sources. It is anticipated that the RI will recommend soil remediation; groundwater wells were installed in April 2002 and groundwater data and recommendations are pending at this time. The basin plan, which outlines the beneficial uses for groundwater beneath the site, has been recommended for amendment. This amendment proposes removing drinking water as a beneficial use. If the drinking water use is removed from the basin plan, it is anticipated that the risk associated with groundwater will be acceptable.

Other Sites

Site 30 – This site is the current location of the George Miller Elementary School and the Alameda Child Care Center. It was formerly used for storage, parking, and residential housing. No ASTs, USTs, RCRA sites, or wash-down areas are located within the boundaries of Site 30.

Historical aerial photographs show staining in some areas. During the RI of the Alameda Annex and Site 25 at Alameda Point, the Navy identified a benzene plume beneath Parcels 179 and 180. This plume appears to originate from the Alameda Annex; however, it has migrated beneath Parcels 179 and 180 at Alameda Point, and the Navy has decided to designate this area as a new CERCLA site. The focus of the RI at Site 30, conducted in conjunction with the RI at the Alameda Annex, will be to determine the extent of the benzene plume and the risk to human health and the environment posed by the chemical plume beneath the site.

Site 31 – This site was originally a wetland. It was filled using sediment dredged from the Oakland Inner Harbor in the 1930s. From 1960 to 1990, the site was used by the Navy as an open space storage area. The site was converted to a residential area between 1990 and 1992. There is no documentation of any chemical storage in any of the former or present buildings in Site 31. There are no USTs, ASTs, wash-down areas, or RCRA units within the boundaries of the site.

The Navy conducted base-wide soil sampling in 2001 to evaluate the presence of PAHs in soil. PAHs were released to the environment by activities conducted on the former shoreline of Alameda in the early 1900s. Those PAHs became adsorbed to sediments in the San Francisco Bay. When the Navy took ownership of the property, they dredged the San Francisco Bay and used the dredge material (contaminated with PAHs) to create the land that is now considered Alameda Point. The results of base-wide soil sampling indicated that soils in Parcel 178 contain concentrations of PAHs above acceptable concentrations. The Navy intends to conduct a RI of this area to determine the extent of the PAHs and the risk to human health and the environment posed by these chemicals at Site 31.

Site 32 – This site includes six buildings: Buildings 82 (guard house), 420 (weapons storage and repair facility), 440 (guard house/watchtower), 497 (special weapons magazine), 498 (guard watchtower), and 594 (weapons storage and repair, office space), two RCRA units and two 1,000-gallon diesel and gasoline USTs (USTs 594 -1 and -2, removed in 1994). Hazardous waste containing non-halogenated organic compounds is reported to have been stored at Building 420; however, no releases have been documented. Aerial photographs indicate that the open space in the eastern portion of Site 32 has been used for equipment, vehicle, and aircraft storage.

During the removal of USTs 594 -1 and -2 in 1994, groundwater samples were collected to determine if the USTs had released chemicals to the environment. Chlorinated hydrocarbons were detected in the groundwater samples. During the data gap sampling event in 2001, additional groundwater samples were collected to confirm the presence of chlorinated hydrocarbons. Analytical results indicated that chlorinated hydrocarbons were present in groundwater. The Navy intends to conduct a RI of this area to determine the source and extent of the chlorinated hydrocarbons and the risk to human health and the environment posed by these chemicals at Site 32.



FIGURE 5-1
SITE LOCATION MAP

TABLE 5-1
ALAMEDA POINT SITE/AREAS DESCRIPTION

CERCLA SITE	AREA DESIGNATION	PARCELS	SOIL	GROUNDWATER	OTHER
OPERABLE UNIT 1					
6	Building 41 (Aircraft Intermediate Maintenance Facility)	71A, 196	PAH	CHCs	N/A
7	Building 459 (Navy Exchange Service Station)	112, 113, 114	Benzene, PAHs, metals	Benzene, ethylbenzene, PAHs, TPH, MTBE	N/A
8	Building 114 (Pesticide Storage Area)	75, 76	metals, PAHs	Benzene, CHC	N/A
14	Former Fire Training Area	3, 12A, 12B, 13, 14, 15, 16A, 17A, 23A	SVOCs, PAHs	CHCs	N/A
15	Buildings 301 and 389 (Former Transformer Storage Area)	22, 23B	Metals, PCBs, PAHs	None	Partial soil removal completed
16	C-2 CANS Area (Shipping Container storage)	149, 150A, 168	PAHs	CHCs	Soil removal action completed - NFA
OPERABLE UNIT 2A					
9	Building 410 (Paint Stripping Facility)	152, 153A	CHCs, PAHs	SVOCs, CHCs, benzene	N/A
13	Former Oil Refinery	146, 147, 210, 214	benzene, TPH, PAHs	CHCs, benzene, TPH	N/A
19	Yard D-13 (Hazardous Waste Storage)	142, a part of 134A	TPH, PAHs	SVOCs, CHCs, benzene, TPH	N/A
22	Building 547 (Former Service Station)	145	benzene, TPH, PAHs	Benzene, TPH	N/A
23	Building 530 (Missile Rework Operations)	148, 211	TPH, PAHs	Benzene, TPH, VC	N/A
OPERABLE UNIT 2B					
3	Abandoned Fuel Storage Area	116, 117, 118, 120, 122, 128, 129, 131, 209	metals, PAHs, TPH	CHCs, benzene, TPH	N/A
4	Building 360 (Aircraft Engine Facility)	133, 143, 144, 164A, a part of 134A	metals, PAHs, TPH	CHCs, PAHs, benzene, TPH	N/A
11	Building 14 (Engine Test Cell)	137, 138A, 140A	CHCs, PAHs, TPH	CHCs, benzene, TPH	N/A
21	Buildings 162 (Ship Fitting and Engine Repair)	127, 135, 136, 200, 155A	PAHs	CHCs, PAHs, metals, benzene	N/A
OPERABLE UNIT 2C					
5	Building 5 (Aircraft Rework Facility)	23C, 28A, 29A, 30A, 45A, 46, 47, 48, 49, 50A, 50B, 51A, 51B, 53A, 54-59, 66, 67, 68, 186	metals, TPH, PAHs	CHCs, PAHs, cyanide, xylenes, TPH	RAD (drain lines)
10	Building 400 (Missile Rework Operations)	52	PAHs	CHCs, TPH	RAD (drain lines)
12	Building 10 (Power Plant)	69	PAHs	None	N/A
OPERABLE UNIT 3					
1	1943 - 1956 Disposal Area	1, 2, 5A	PAHs, PCBs, metals, RAD	VOCs, SVOCs	UXO from Pistol range, Rad 226, Rad 228 from dials
OPERABLE UNIT 4A					
2	West Beach Landfill and Associated Wetlands	5B, 5C, 6, 7	PAH, PCBs, RAD	VOCs, SVOCs, metals	RAD
OPERABLE UNIT 4B					
17	Seaplane Lagoon	N/A (offshore)	N/A	N/A	PCBs, cadmium, DDXs
24	Pier 1 and 2 Sediments	N/A (offshore)	N/A	N/A	PCBs, cresols, and metals
OPERABLE UNIT 4C					
20	Oakland Inner Harbor	N/A (offshore)	N/A	N/A	METALS, PCBs, PAHs, Pesticides, organotins, and TPH
29	Skeet Range	N/A (offshore)	N/A	N/A	lead and PAHs
OPERABLE UNIT 5					
25	Estuary Park and the Coast Guard Housing	181, 182, 183	PAHs	Benzene and naphthalene	N/A
OPERABLE UNIT 6					
26	Western Hangar Zone	30-36, 190-192, 204A, 204	VOCs	Benzene, CHCs, metals	RAD (drain lines), PAH
27	Dock Zone	138B, 139A, 155B	TBD	CHCs	
28	Todd Shipyard	215	Metals, PAHs	Metals, pesticides, PCBs	
NEW SITES					
30	Miller Elementary School and Woodstock Child Development Center	179, 180	PAHs	Benzene, naphthalene	N/A
31	Marina Village Housing	178, 184	PAHs (in deep soils)	Benzene, naphthalene	N/A
32	Northwestern Ordnance Storage Facility	8	TBD	VOCs	N/A

Notes (HHRA Risk Drivers):

BTEX Benzene, toluene, ethylbenzene, and xylenes
CERCLA Comprehensive Environmental Response, Compensation, and Liability Act
CHCs Chlorinated Hydrocarbons (e.g., PCE, TCE, 1,2-DCE, vinyl chloride)
Metals (e.g., Chromium, arsenic, beryllium, thallium, lead, manganese, nickel, and/or cadmium)
N/A Not applicable
NFA No further action
PAHs Polycyclic aromatic hydrocarbons (e.g., benzo(a)pyrene, ideno(a)pyrene)

PCBs
pesticides
RAD
SVOCs
TBD
UXO
Polychlorinated biphenyls (e.g., Aroclor)
(e.g., chlordane, DDT, DDE, DDD, Aldrin)
Radionuclides
semi-volatile organo compounds (e.g. dioxins, carbazol, PCP)
To be determined
Unexploded ordnance

* CERCLA Site 18 has been reconfigured and each section of storm sewer will be evaluated with the associated IR site.

6.0 REGULATORY BACKGROUND AND REQUIREMENTS

Past hazardous waste disposal methods at naval facilities such as Alameda Point have resulted in unexpected, long-term problems through the release of pollutants into soil, sediments, and groundwater. The regulatory framework for addressing these problems is discussed in this section.

6.1 BASE REALIGNMENT AND CLOSURE PROGRAM

The former NAS Alameda (now known as Alameda Point) was identified for closure under the BRAC Program in 1993 and ceased operation in April 1997. In July 1999, Alameda Point was added to the federal facilities Superfund list. The majority of Alameda Point is currently slated for transfer to the City in accordance with the BRAC Program.

6.2 REGULATIONS

DoD is required to comply with both federal and state regulations when conducting the cleanup at its facilities. Below are listed the primary regulations that drive the cleanup at Alameda Point.

6.2.1 CERCLA, SARA, and CERFA

In response to environmental problems that resulted from past hazardous waste disposal methods, Congress directed EPA to develop a program to manage and control past disposal sites. This program is outlined in CERCLA (1980), as amended by SARA (1986), and is commonly known as Superfund. These laws established a series of programs for cleanup of hazardous waste disposal and spill sites nationwide. CERCLA requires that contaminated federal facilities on the NPL such as Alameda Point, comply with all applicable state laws that govern removal and remedial actions.

In October 1992, Congress enacted CERFA (which amended CERCLA) and further revised CERFA in October 1996. CERFA states that federal agencies should "expeditiously identify real property that offers the greatest opportunity for reuse and redevelopment." CERFA directs federal agencies to identify parcels of the real property "on which no hazardous substances and no petroleum products or their derivatives were known to have been released, or disposed of."

6.2.2 State Health and Safety Code, Title 22, and Public Resources Code

The state Superfund law (Chapter 6.8 of Division 20 of the Health and Safety Code) was originally enacted in 1981, and DTSC is the state agency that is responsible for ensuring that public health and the environment are protected from harmful effects of releases and threatened releases of hazardous substances. On January 1, 1999, key provisions of the state Superfund law expired. Senate Bill 47 (Chapter 23, Stats. 1999) reenacted Chapter 6.8, with significant changes and made it retroactive to January 1, 1999.

Title 22 of the California Code of Regulations, Division 4.5, addresses the Environmental Health Standards for the Management of Hazardous Waste. These codes define hazardous waste and how it should be handled, stored, transferred, treated, and disposed of in the State of California. These codes also cover the selection and ranking criteria for hazardous waste sites that require remedial action, hazardous waste environmental technology certification program, and corrective actions. The Public Resources Code, Division 34, addresses environmental protection, specifically covering permit assistance centers and environmental management systems.

6.3 INSTALLATION RESTORATION PROGRAM

DoD developed the IR Program in 1981 to comply with CERCLA and other federal and state requirements. The IR Program is specific to military facilities; its purpose is twofold: (1) to identify, investigate, and clean up or control releases of hazardous substances, and (2) to reduce the risk to human health and the environment in a cost-effective manner.

CERCLA requires that a remedial action or removal action process be selected specifically for each site impacted by CERCLA substances. The site-specific process is selected by evaluating the advantages and disadvantages of each alternative and selecting the one that best protects human health and the environment in a cost-effective manner. Discussed below are the steps of the CERCLA process for the environmental cleanup of Alameda Point, including associated community relations activities.

6.3.1 Remedial Action Process

The CERCLA remedial action process is selected for most sites impacted by CERCLA substances, because the federal law provides the most stringent regulatory requirements and similar steps in the CERCLA process can be used to meet the requirements of the State of California's remedial action process. The CERCLA process specifies the steps to thoroughly evaluate the nature and extent of contamination and to identify and evaluate cleanup alternatives. Table 6-1 provides an overview of the community relations activities that typically take place during the CERCLA remedial action process. A brief outline of each step in CERCLA follows:

- **Discovery and Notification** – Discovery occurs when a hazardous waste site is discovered or a release is noticed. The installation Commanding Officer is responsible for notifying EPA and state regulatory agencies of the hazardous waste site.
- **Preliminary Assessment (PA)** – A PA is conducted to evaluate whether current or past waste management practices have resulted in the release of hazardous substances. The PA is completed through record searches and visual inspections of the area. This stage results in a list of potential areas of concern that warrant further investigation. In the state program, this step is combined with the federal site inspection step.

- **Site Inspection (SI)** – The SI usually requires sampling and analysis of soil, surface water, or groundwater, or any combination of the three. Based on the data that result, the site will be: (1) slated for no action, (2) recommended for a removal action, or (3) investigated further.
- **RI** – The RI involves a comprehensive study of site soils, surface water, and groundwater to evaluate the lateral and vertical extent of contamination. Risks to human health and the environment are assessed and the results are reviewed by the regulatory agencies. Based on the estimated risk posed, the site could be: (1) recommended for a removal action, (2) recommended for no action, or (3) recommended for an FS.
- **FS** – The FS incorporates data collected during the RI to develop and evaluate cleanup alternatives. Cleanup alternatives are evaluated based on a variety of criteria, including technical feasibility, cost effectiveness, and community acceptance. A preferred cleanup alternative is identified in the FS and is distributed to the public in the form of a proposed plan (PP).
- **PP** – The PP is a fact sheet that is developed to describe cleanup alternatives and explain why the preferred alternative was chosen. The public and regulatory agencies have an opportunity to provide written and oral comments on the PP. The Navy will consider all comments received on the PP before a final decision is made. The Navy will provide a reply to all significant comments in a responsiveness summary.
- **Record of Decision (ROD)** – The selected cleanup solution is documented in the ROD, which is available for public review. The availability of the ROD is publicized through an advertisement in a local newspaper of general circulation. In the state program, this step is called a remedial action plan (RAP).
- **Remedial Design (RD)** – The design for the cleanup solution is prepared and a fact sheet is distributed before the Navy begins a remedial action (or cleanup). The need for updating the CRP will also be assessed at this time.
- **Remedial Action (RA)** – The cleanup solution is implemented and the public is kept informed during the RA. At a minimum, a Navy point of contact will be named for the community who can be contacted to ask questions or raise concerns.
 - Remedial Action Construction: During this period, construction occurs to implement the remedy. If the remedy is accomplished by actions taken during remedial action construction, remedial action operation (see next bullet) is not needed and does not occur. The remedial action construction end date signifies that construction is complete, all testing has been accomplished, and the remedy will function properly. At the end of remedial action construction, the Navy considers the status of the cleanup to be “Remedy in Place.”
 - Remedial Action Operation: The time needed to operate the installed equipment after remedial action construction is complete is called remedial action operation. At this stage equipment is operating, or chemical or biological processes are underway to achieve the cleanup objective identified in the ROD. Remedial action operation includes continuing actions, such as groundwater treatment or soil venting, that require time to reduce contaminants to cleanup standards agreed to in the ROD.

Many remedial technologies require operation and maintenance (O&M) of electromechanical components after the remedial action equipment has been installed. O&M of equipment is an ongoing process and will last until the remedial project is complete.

- **Post-Project Activities** – Post-project activities include long-term monitoring. Long-term monitoring occurs at sites where hazardous substances remain after the RA has been completed. Long-term monitoring is also used to confirm that site remediation continues to be effective. The Navy and regulatory agencies will review the long-term monitoring records every 5 years to ensure that human health and the environment are protected.
- **Site Closeout (SC)** – SC occurs when all necessary remedial action activities are complete and the Navy and regulatory agencies agree that no further action (NFA) is appropriate at the site. SC can also occur at any time during the remedial action process when the Navy and regulatory agencies conclude that NFA is needed at the site.

6.3.2 Removal Action Process

In some cases, the Navy and regulatory agencies may conduct a removal action at a site. These actions are carried out in accordance with federal and state requirements. Any one of the following criteria must be met to implement a removal action: human or environmental health is threatened; the source of the contamination can be removed quickly and effectively; access to the contamination can be limited; or a removal action is the fastest way of cleaning up the site. The removal action process can be implemented at any time during the remedial action process. Because the removal action process represents a quick and efficient approach to cleanup, removal actions have either been conducted, or are planned, at many of the 28 sites impacted with CERCLA substances within Alameda Point. Removal actions that are not time critical involve a formal public comment period prior to formalizing and decision making.

Table 6-2 provides an overview of the community relations activities that typically take place during the CERCLA removal action process.

- **Time-Critical Removal Actions:** The cleanup must begin within six months after the lead agency determines that a removal action is necessary.
- **Non-Time Critical Removal Actions:** The cleanup need not begin within six months after the lead agency determines that a removal action is necessary. Non-time critical removal actions require preparation of an engineering evaluation/cost analysis (EE/CA) and an action memorandum (AM).
- **Engineering Evaluation/Cost Analysis (EE/CA):** An EE/CA is the first step in the non-time critical removal action process. The State equivalent document is the RAP.
- **Action Memorandum (AM):** The final decision about the cleanup technology selected is documented in the AM. The draft AM is normally announced with the EE/CA in a public notice. The state combines this step with the RAP.

6.4

PROPERTY TRANSFER

CERCLA holds federal agencies strictly liable for cleaning up contamination at sites they either own or operate, or where they have been found to contribute to site contamination. CERCLA and CERFA require that agencies identify hazardous waste used on the property and clean up any contamination prior to transfer of the property outside of the federal government. Federal agencies are likewise governed by other environmental statutes that affect, and may limit, agency use of or transfer of property. Regulations that involve wetlands, endangered species, and cultural or historic assets are examples of some statutes that may be applicable to property transfer.

Once the property has been assessed as acceptable, it is ready for transfer. At this point, the Navy prepares a Finding of Suitability for Transfer (FOST) and submits it for both regulatory and public review. A FOST documents environmental findings regarding real property that have been made available through the BRAC process. A FOST documents the environmental condition of a property where a release or disposal of hazardous substances or petroleum products has occurred and contains a finding that the property is suitable for transfer by deed for the intended purpose. Furthermore, the FOST documents any required notices, covenants, easements, or use restrictions for the property that are necessary to support the transfer. After the FOST is signed, the Navy proceeds with the actual real estate transactions to deed the property to the new owner.

**TABLE 6-1: REMEDIAL ACTION PROCESS
COMMUNITY RELATIONS ACTIVITY REQUIREMENTS**

Community Relations Plan, Final

Community Relations Activity	CERCLA Steps							
	PA/PEA	SI/PEA	RI	FS	PP/Draft RAP	ROD/Final RAP	RD	RA
Administrative Record			X	X	X	X	X	X
Involve Restoration Advisory Board	X	X	X	X	X	X	X	X
Contact State and Local Officials	X	X	X	X	X	X	X	X
Community Interviews ^a			X				X	
Information Repository			X	X	X	X	X	X
Public Meetings and Workshops			X	X	X		X	
Public Notice			X	X	X	X	X	X
Fact Sheet or Summary				X	X	X	X	
Community Relations Plan ^b			X	X			X	X
Direct Mailing					X			
Posting Notices					X			
Public Comment Period					X			
Responsiveness Summary						X		

Notes:

- a Community interviews during the remedial action process are conducted in advance of the remedial investigation and, if necessary, before the remedial design.
- b The Community Relations Plan may be updated at strategic project milestones to reflect changing community interests and concerns.

CERCLA	Comprehensive Environmental Response, Compensation, and Liability act	PEA	Preliminary endangerment assessment	RD	Remedial design
FS	Feasibility study	PP	Proposed plan	RI	Remedial investigation
PA	Preliminary assessment	RA	Remedial action	ROD	Record of decision compensation
		RAP	Remedial action plan	SI	Site inspection

Source: Naval Facilities Engineering Command 1997

**TABLE 6-2: REMOVAL ACTION PROCESS
COMMUNITY RELATIONS ACTIVITY REQUIREMENTS**

Community Relations Plan, Final

Activity	Time Critical ^a Removal Action		
	On-Site Activity Lasts Less than 120 Days	On-Site Activity Lasts More than 120 Days	Non-Time Critical ^b Removal Action
Administrative Record	X	X	
Involve Restoration Advisory Board	X	X	
Contact State and Local Officials	X	X	X
Information Repository		X	X
Public Notice	X	X	X
Provide 30-day Comment Period on the AM and EE/CA (RAP in State program)			X
Provide 30-day Comment Period on the Administrative Record File	X	X	
Response to Comments	X	X	X
Community Relations Plan		X	X

Notes:

If a removal action is conducted and it is equivalent to the state's Remedial Action Plan (RAP), it must meet the requirements of the California Health and Safety Code, Section 25356.1. Those additional public participation activities include direct mailings, posting notices, and conducting a public meeting.

a Releases or threats of releases that require cleanup to begin within 6 months after the lead agency determines that a removal action is necessary.

b Releases or threats of releases that do not require cleanup to begin within 6 months after the lead agency determines that a removal action is necessary.

AM Action Memorandum

EE/CA Engineering Evaluation/Cost Analysis

RAP Remedial Action Plan

Source: Naval Facilities Engineering Command 1997

APPENDIX A
STATE AND FEDERAL STATUTES GOVERNING
ENVIRONMENTAL REGULATIONS

A STATE AND FEDERAL STATUTES GOVERNING ENVIRONMENTAL REGULATIONS

The following state and federal environmental statutes and amendments require that community relations be conducted for hazardous waste sites:

- Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of 1980 (42 United States Code 9601, and following sections), also known as Superfund
- Superfund Amendments and Reauthorization Act of 1986, which amended CERCLA
- Community Environmental Response Facilitation Act of 1992, which also amended CERCLA
- California Health and Safety Code, Division 20
- Title 22, California Code of Regulations, Division 4.5
- Public Resources Code, Section 21000 and following sections

The guidelines for conducting community relations activities, including preparing a Community Relations Plan, are set forth in the following:

- The U.S. Environmental Protection Agency (EPA) *Community Relations in Superfund: A Handbook* (1992)
- U.S. Department of Defense (DoD)/EPA *Restoration Advisory Board Implementation Guidelines* (DoD 1994)
- California Department of Toxic Substances Control Public Participation Policy and Procedures Manual (2001)

APPENDIX B
PAST COMMUNITY RELATIONS ACTIVITIES

B PAST COMMUNITY RELATIONS ACTIVITIES

A Community Relations Plan (CRP) for Alameda Point was prepared and finalized in February 1989. This CRP was updated in December 1996. This document stated that the Navy would modify or revise the CRP during the course of the Installation Restoration (IR) Program to meet the changing information needs of the community. Several important events have occurred since the original CRP was finalized:

- The investigation and cleanup process is well underway.
- A Reuse Plan for Alameda Point has been developed.
- Alameda Point was listed as a National Priority List site.
- All resident military personnel have moved off of Alameda Point (with the exception of U.S. Coast Guard [USCG]), and the former Navy housing is now being used for rental or Alameda Point Collaborative (APC) housing. About 3,700 individuals live or work at Alameda Point: 2,650 residential tenants and 1,110 commercial tenants.

The Navy is updating the CRP to reflect these changes and ensure that the community relations program meets the needs of the community.

RESTORATION ADVISORY BOARD

A key component of the Navy's community outreach effort under the IR Program is the establishment and support of the Restoration Advisory Board (RAB). A technical review committee that consisted of community members, Navy and regulatory personnel, and representatives of the City of Alameda was established in September 1990. The technical review committee was converted to a community RAB in January 1994. The RAB was established to allow members of the community to have input into the investigation and cleanup process. The objective of the RAB is to provide a forum that enables community members, the Navy, and regulatory agencies to work together to openly discuss and exchange information about the Navy's environmental activities.

RAB members meet monthly to review technical documents and discuss activities related to the IR Program. The RAB is an advisory body and members do not make decisions about the cleanup process; however, concerns and comments expressed through the RAB are important in helping the Navy and regulators in framing a cleanup approach. In support of the RAB, the Navy has done the following:

RAB Meetings: Since 1994, the Navy has hosted more than 100 monthly RAB meetings. Additionally, monthly planning meetings have been held to discuss upcoming agenda items and key issues. In support of these meetings, the Navy has provided technical presentations, documents for review, updates on reuse and budget issues, site tours, and information on other pertinent issues, as requested.

Solicitation for New RAB Members: Since 1994, the Navy has actively sought to recruit new RAB members. A brochure explaining RAB member responsibilities and duties was developed

and distributed, and solicitations for new RAB members have appeared in *Alameda Times Star* and *Alameda Journal*. These advertisements have been placed at various times and for various durations. Responses received have varied from 20 to nearly 100 in number.

Bay Area Wide RAB Training and Open House October 2001: The Navy hosted a day-long technical training and open house for members of RABs who represent Naval installations throughout the Bay Area. The training offered presentations on the unique role RABs play in the cleanup process and how to increase the effectiveness of RABs, the base closure and reuse process, funding for base closure and environmental restoration work, and the cleanup process.

Additional RAB Training: Beyond the regular monthly meetings, the BCT has provided the RAB with numerous forums for discussing approaches and issues associated with the environmental cleanup efforts, including:

- Open houses, site tours, and a Technical Assistance for Public Participation Grant (TAPP) grant.
- Workshops on the following topics: Documents and the Decision-Making Process, Early Actions, Chemicals of Concern and Toxicology, and Site Characterization and Geology
- Numerous meetings with the RAB's technical subcommittee to discuss selected documents and approaches

FACT SHEETS

Newsletters, fact sheets, work notices, and other written communications developed by the Navy include:

- **March 2002:** CERCLA Site Map and Summary Project Descriptions
- **June 2000:** Proposed Plan Fact Sheet – Marsh Crust and Shallow Groundwater
- **December 1999:** Alameda Point Added to Superfund List
- **August 1997:** Preparing the Base for Reuse (Fact Sheet)
- **December 1996:** Fact Sheet No. 8 – Site 18
- **June 1996:** Fact Sheet No. 7 – History and Geology
- **August 1995:** Fact Sheet No. 6 – Waterfront Actions
- **May 1995:** Fact Sheet No. 5 – BRAC Cleanup Plan
- **March 1993:** Fact Sheet No. 4 – IR Program Update
- **May 1991:** Fact Sheet No. 3 – Remedial Investigation (RI)/Feasibility Study (FS) Update
- **September 1990:** Fact Sheet No. 2 – RI/FS Update

- **March 1990:** Fact Sheet No. 1 – RI/FS Study Update
- **Work Notices:** Various work notifications to inform area tenants and residents about site investigation or cleanup activities

NAVY WEBSITE

The Navy maintains a website that provides information on the environmental activities at most of the California bases that are undergoing closure. The address is:

www.efds.w.navy.mil/environmental/rab.htm .

A web page has been set up for the Alameda Point RAB that provides a listing of RAB meeting minutes, copies of fact sheets, a photograph gallery, and other general information. The Alameda Point web page can be found at:

www.efds.w.navy.mil/environmental/alamedapoint.htm .

APPENDIX C
COMMUNITY RELATIONS INTERVIEW QUESTIONNAIRE AND RESPONSES

C COMMUNITY RELATIONS INTERVIEW – QUESTIONNAIRE AND RESPONSES

Twenty-seven people were interviewed from various segments of the community of Alameda. Interviewees included residents and community members, business owners, educators, community service and business organization leaders, environmentalists, and local, state, and federal officials. Provided below is a list of the responses received during the interviews.

This Community Relations Plan (CRP) questionnaire was developed in conjunction with U.S. Environmental Protection Agency (EPA), California Department of Toxic Substances Control (DTSC), and members of the Alameda Point Restoration Advisory Board (RAB) and in compliance with federal and state guidelines. The questionnaire was used at every interview conducted. Not every interviewee answered all questions; therefore, numbers associated with comments in this appendix will not always correlate with the total number of respondents interviewed.

Selected responses and individual comments are paraphrased and listed in bullets after each question, where appropriate.

Total number of interview sessions: 25

Total number of people interviewed: 27

BACKGROUND

1. How long have you worked or lived in this area?

0-5 years	10
16-30	8
6-15 years	6
31+ years	3

2. Do you represent any community organizations and/or environmental groups?

No	14
Yes	13

a. If yes, which ones?

Alameda Point Economic Development Commission
Alameda Point Collaborative Tenants Association
Alameda Unified School District
Alameda Unified School District Parents/Teachers Assoc.
West End Concerned Citizens
Alameda Multicultural Center
Alameda Chamber of Commerce
Golden Gate Audubon Society
George Miller School PTA
Oakland YWCA
Oakland Rotary
Organization for Alameda Asians
Alameda Point Collaborative Board
ARC Ecology
World Federalist Association
American Cancer Society
Alameda Island City Runners
East Bay Conversion
Oakland Base Reuse Advisory Task Force
Alameda Point Restoration Advisory Board
Alameda Housing Commission
Boys and Girls Club of Alameda
Rotary
Lippert Foundation
Boys Club Foundation
Alameda Point Advisory Committee
Base Reuse Advisory Group
Kiwanas
Encinal Yacht Club
Greater Alameda Business Association
Marina Village Business Park
College of Alameda

3. What do you know about contamination at Alameda Point? When and where did you get this information?

Extensive Awareness	10
Some Specific Awareness	8
General Awareness	7
Nothing	2

- I know some from talking with environmental consultants who worked on site, but I would like to know more.
- There is a lot of it, this is a Superfund site...some people say that it is safe and some say it is not...there is a lot of ambiguity in the information presented.
- There are a variety of different contaminants, and the history of land use supports this.
- I know very little.
- I know that there are different levels and types of contamination throughout the former base, there is a large groundwater plume.
- Know as much as possible. I worked out here and am involved in the RAB and reuse board.
- That Seaplane Lagoon is a big problem and will need to be cleaned up.
- I know that there is a lot to be done out here and it is going to take some time.
- There is a lot of it.
- It is my direct job duty to have a general knowledge of the extent of contamination and how that affects reuse.
- I heard (during a housing meeting) that all of Alameda is contaminated, but I don't know what that means exactly.
- Quite a bit actually...there are petroleum products, PAHs, and solvents at various levels and in various locations.
- Not a whole lot...nothing really.
- Everything.
- There are different chemicals at different levels including a large groundwater plume underneath George Miller School.
- I have extensive knowledge that is part of my job. I know the contaminants of concern, location of sites, and where they are in the cleanup process.
- I know there are about 23 IR sites and contamination includes PCBs, petroleum products and solvents. There was a dump and refinery at one point.
- There is some out there including PAHs, PCBs, lead, asbestos.
- I know there is benzene in groundwater and heavy metals in Seaplane Lagoon.
- As a RAB member I know quite a bit.
- I understand the level of contamination out there at the various sites.
- Nothing.
- That this is a Superfund site, but that was done to expedite funds and cleanup.
- Not a lot, received some information from the RAB but would like to know more.

- I know that there is contamination here and that the Navy is investigating. Don't know much about types or causes of contamination, or how the process works.
- I know it is a big issue – but I don't know specifics.

4. How much do you know about the Navy's environmental cleanup program underway at Alameda Point?

Nothing	10
General Awareness	8
Extensive Awareness	7
Some Specific Awareness	2

- I know bits and parts. I have found out 1-2 hours before something has happened.
- Absolutely nothing
- That is a complex issue and not too easy to understand. There is a process for investigating and prioritizing sites.
- Nothing.
- Very little.
- I know more than the average citizen, but there are so many bits and pieces it is hard to put together the big picture.
- I know the program is quite extensive.
- I have an overall sense of it, but would like to know the big picture – schedules, sites, and timeframe.
- I know what I see from working out here. IT is doing some work and pulling up some piping.
- I know a bit from working out here but I would like to know the schedules and dollars for cleanup.
- Just what I see everyday living in Coast Guard housing.
- I have a good idea of what is happening at every site.
- I only know about Site 25 and the local area around Monterey Street.
- I know a fair amount...that the City is pushing to cleanup certain areas over others.
- Not very much just that they are replacing soil where I live.
- Quite a bit.
- Just what Steve Edde (previous Navy Environmental Liaison) has told me and from the various meetings we have had. There are various hot spots and different levels of contamination in the groundwater underneath George Miller School.
- IT is the main contractor and doing a variety of jobs to treat contamination.

- I see IT around a lot and know that TetraTech is out here sampling Seaplane Lagoon.
- I know the Navy is committed to cleanup, that this is a major issue and very expensive. But I don't know the overall order of how things get done.
- A great deal.
- I don't have all the details, but I am pleased to see activity. I would still like to know how much is out there and where.
- Is there one?

5. How and when did you first become aware of contamination at Alameda Point?

RAB or Navy Environmental Liaison	11
Through Work at/associated with Alameda Point (self or family/friends)	10
Have No Information	3
Coast Guard Housing Office	2
Assumed	1

- In conversations with Steve Edde, DTSC, ARC Ecology, Liz Johnson. As part of my job I was informed of it.
- When I first came to Alameda Point I took a site tour, from information in the newspapers, and discussions with various individuals.
- I am not sure where I got the information, I guess I just assumed it was so due to past land uses.
- News articles and various discussions.
- Through my participation on the RAB.
- I used to work here and through my experience on the RAB.
- Community meetings, RAB meetings, reviewing environmental reports.
- I have gotten most of my information from the environmental office of the Navy and talking with on-site contractors.
- Fliers from the housing office about cleanup.
- From the Navy, RAB and BCT.
- From the chief here and town meetings. Also, when I moved in they gave me an information packet.
- Two years ago from Steve Edde.
- Asking questions, personal observations, and conversations with on-site contractors.
- Through the RAB and reading technical reports.
- Most of my information I have gotten from working out here.

- Primarily through conversations with on-site workers.
- From the base reuse plan a long time ago.
- Relations with the Navy, the base reuse plan, public hearings.

CONCERNS

6. Do you have any interests or concerns about the former Navy base and its cleanup?

Yes	22
No	3

a. If yes, what is your biggest concern regarding base cleanup?

Concerned about schedules, budgets, speed of cleanup	10
Health	8
Ecological	5
Early transfer and the effect on cleanup	2
Specific Chemicals	1

- That it is cleaned up to residential standards to fit a sensitive population. No institutional controls should be used because they can't be enforced over the long-term.
- The cleanup needs to be coordinated with the City's community involvement process and tied to the reuse of the base.
- That the level of cleanup matches reuse and it is for the long-term. The contamination needs to be well documented and reuse delayed until it is safe to do so.
- How much gets cleaned up versus how much gets left behind by risk management and how this will affect the future reuse of the entire area.
- What does finished really mean?
- Yes, it is taking forever. How can the process be expedited so we can get it done and move forward.
- That the Navy does not have the money to do an entire characterization and cleanup.
- Timeline and funding...assure that the City gets a base that has been cleaned up and that Alameda gets a fair deal from the Navy.
- Speed and resources to get the job done.
- That the base is rapidly turned over for economic and public service gain.
- That any residential areas are cleaned up properly.

- That the financial funds to remediate are secured and the safety of this community is respected.
- How it affects the transfer and reuse...the health effects over the long haul.
- Can I plant vegetables in the ground and eat them...is this a healthy place to live?
- Interruption of business out here...particularly closing off the seawall and drying off Seaplane Lagoon.
- No concerns really I am just glad it is being done.
- That the base is left appropriate for the land uses identified in the Reuse Plan.
- I am concerned that the soil in the Coast Guard housing area was harmful to animals.
- My major concern is that if the City takes over via early transfer...will the land get cleaned up after that? And that the land closest to existing housing is properly remediated.
- To be honest, I really have no concerns. I just won't be here that long.
- Sufficient funding to cleanup the site to community satisfaction and as soon as possible.
- The length of time this is taking.
- The benzene plume underneath George Miller School and the hot spot at the end of the park in the annex area. How will cleanup of these affect the school?
- Will it ever truly be cleaned up? It needs to be done properly so folks living out there, now and in the future, have a level of confidence and comfort.
- That the cleanup is truly protective of human health and the environment and that ARC agrees with the cleanup standards...that the Navy responds to ARC's constituency and concerns.
- That it gets done in a manner that makes the community happy and satisfied. That Seaplane Lagoon is fixed in a timely manner.
- That land transfer is okay for intended use. That transfers are not held up while it is argued who is responsible for cleaning up what.
- What does the cleanup entail? What needs to be remediated? What can be left as is?
- That the cleanup happens efficiently and swiftly in a manner that is safe for all life forms, both human and animal.
- That there is adequate funding available to cleanup the site to the specifications identified in the reuse plan.
- That is won't get done due to budget constraints.
- When will it be cleaned up? When will it be transferred to the city? That it is cleaned up quickly and appropriately to match the intended reuse. That the area is developed to become economically viable.

- Community input and participation in the cleanup process.
- Soil remediation at Site 25.
- Redevelopment plan needs to be linked to environmental cleanup, all cleanup is done to the standard of reuse, and potential school sites.
- Seaplane Lagoon – what is the plan for cleanup, how much will it cost, when will it be done, and what are the associated impacts?

7. How would you characterize the base cleanup concerns of the community, if any?

Redevelopment/Economic Concerns/Schedules	9
Environmental/Health Concern	8
Adequate Cleanup that is Protective	6
Little or Minimal Concern	3

- Residents are concerned and vocal about living on contamination.
- The community is not very aware and it is hard to determine what they are concerned about. They need more information.
- People are concerned with the health of their children and how the contamination can affect them.
- The majority of the community does not know what is going on, the timeline, or who is in charge. The parents at George Miller are not totally comfortable seeing all the stuff being dug up all around the edges and question if the tarmac is an adequate barrier.
- The community is confused and lacks a good understanding.
- People don't know very much.
- Mild. The community does not understand too much of this.
- Ongoing.
- There are a lot of unsubstantiated rumors – that businesses out here are having to relocate due to contamination.
- NAS is one-third the size of the island and citizens are concerned that the base is dirty.
- A lot of residents wonder if the way it (Site 25) is being cleaned up is safe and when it will be finished. What about the dust that is airborne and the dirt that has gotten in our homes?
- Some people are afraid that their kids will be hurt if they play around here.
- Most people want to make sure the base is cleaned up adequately because it is one-third of the island. But people aren't too concerned because most live further away.
- I haven't heard anybody complain.

- 1) That it is cleaned up to the community's satisfaction, 2) Funding, 3) Timely, and 4) that base reuse is unhindered by cleanup.
- Significant.
- My impression is it is their number one priority.
- Exposure to chemicals, water quality, and transportation of materials.
- People are not too concerned but could use a general summary of what is going on and future plans for cleanup including the timeframe and reuse stuff.
- Safety is the primary interest of our community.
- There is a broad spectrum of people – some are fanatical and some don't care at all.

INVOLVEMENT

8. What do you know about the Navy's community involvement program for Alameda Point?

Nothing or very little	12
Existence of the RAB	9
Specific Individual	6

- RAB, that is the extent of what I know.
- Nothing more than you are here interviewing me.
- That the Navy has continually failed to respond to comments before cleanup actions begin.
- If I was actively looking for information then I would say the Navy's efforts have been okay. But the average person does not know much.
- Whatever I have learned during this interview.
- Some areas have been cleaned up but major work remains to be done. Efforts have been poor to okay.
- Not very effective in communicating with the community at large, the average resident of Alameda.
- Steve Edde has been really good at consistently providing information.
- Zero. On a scale of one to ten, I would say zero. I have never received anything whatsoever and I am one of the biggest tenants out here.
- Zero...not effective at all. There is a group of us out here who are well connected and we have received nothing, no notifications, fact sheets, or anything else.
- Nothing other than the flier that was left on my door about soil removals.

- That the Navy is supposed to have a community involvement program, but it has not been too effective. It is difficult to communicate with the general public but the Navy should coordinate its efforts with the City's. Outreach efforts should be coordinated with the City and master developer and tie reuse and cleanup together to make it easier to understand.
- Don't know much other than the Navy is involved in cleanup and you are out here today.
- If I wasn't involved in the RAB I would know very little.
- Not much, didn't know it existed. Navy has not done a good job getting the word out.
- No knowledge.
- Other than the RAB nothing. The RAB is well informed but it is hard to gauge if the community knows what is happening or not.
- Little to nothing.
- Not much.
- Didn't know there was one.
- Familiar with RAB but that is all.
- I know Steve Edde and would go to him with any questions...he is very responsive.

9. Are you aware of any individuals or groups who have led efforts to be involved in environmental activities at Alameda Point?

Clearwater Revival	9
No	8
Arc Ecology	6
Golden Gate Audubon	4
Sierra Club	4
RAB members	4
Al. Pt. Tenants Assoc.	2

- RAB group seems to know about issues.
- Clearwater Revival, Patrick Lynch, seems to be really involved and brings up a lot of pertinent issues.
- Don't see too many groups interested in the cleanup.
- None outside the RAB.
- I think the Alameda Point Tenants Association is involved, or they should be.
- Sierra Club and Audubon Society have been involved since early on.

- Patrick Lynch knows a lot.
- ARC Ecology has been around for a long time.

10. Do you feel these individuals or groups adequately represent your concerns?

Not Applicable	15
Yes	7
No	5

Why/why not?

- They represent some of my concerns, but they are probably more concerned than me.
- If I have a question, I go to Patrick. He helps me to understand the process and issues.
- More than adequately...tend to point things out and raise questions. Half the time they have valid issues that have not been identified by the RAB.
- I think ARC is a very good group.
- No. They represent a certain spectrum of concerns but not mine personally.
- More than adequately...I share some of the same concerns but their approach is hyperactive.
- Yes. I am interested in Clearwater Revival statements...there is a lot of truth in some of them.
- No, not broad enough.
- They give another interpretation to what the Navy says. It is a good balance between the Navy and these groups.
- Yes, a portion of my concerns. ARC takes a more comprehensive/global look.
- I am not sure how to respond. I want a safe environment for redevelopment and if they help make that happen that's good.
- No. I want a happy community but don't want to get sidetracked by the concerns and agendas of small groups.

11. Have you personally been involved with environmental activities at Alameda Point?

Yes	14
No	12

If yes, which ones

- Issues dealing with lead, pesticides, and west housing area.
- I lease property on West Tower and have been involved in that capacity.

- Yes, through the RAB and APAC.
- My association with the RAB, APAC, having worked here in the past.
- Yes, I have attended RAB meetings.
- I have accommodated cleanup by taking alternate routes to work.
- RAB meetings and professionally track environmental activities.
- Yes. As a RAB member I actively find out what is going on and share that information with the community.
- Just the RAB.
- Yes, through the activities and main topics covered at the RAB: Site 25, Antenna tower cleanup, storage shed.
- Just activities in the wildlife refuge.
- Yes. Various discussions and meetings with the Navy, potential developers, consultants, staff and community groups.
- Cleanup and reuse plans.
- Discussions with the Navy and residents.
- RAB member so I am involved and have taken tours.

FEEDBACK

12. Have you had any contact with Navy, local, state or other officials concerning environmental cleanup at Alameda Point?

Yes	18
No	8

a. If so, what was the nature of this contact?

- Yes through the RAB I have provided document review and critique.
- Other than today, no I have not.
- Yes with the City, Navy and DTSC.
- No, not really.
- I have had contact with the Navy, all elected officials, US EPA, DTSC, RWQCB. Basically to complain about violations of environmental standards, failure to address concerns in written comments, the whole gamut.
- Yes with everyone listed...to ask for funding.
- I am active on the RAB and BCT...I work closely with all these groups.

- Yes, with the City to find out what is going on and with the Navy to voice concerns about the RAB.
- Yes, as a RAB member I stay in contact with the Navy, EPA, and DTSC.
- Yes to find out how contaminated land around the school is, what is happening now and in the future.
- Except for today, no except to make sure the vacant buildings are boarded up.
- Yes, to get information on current cleanup activities.
- To find out about contamination and what levels were considered toxic with regard to future reuse.
- Voice concerns about base cleanup impacts on the City and the associated schedule.
- Most concerned about plans for the Seaplane Lagoon.
- Have had lots of contact that is job related.

b. What kind of response did you receive?

- My personal experience has been frustrating. This is a complex issue and requires a huge investment of time to figure out. No one is able to provide me with direct answers.
- Good. Lots of information presented in a way I could understand.
- My concerns just get forwarded on...not very satisfactory.
- They answered the questions I asked.
- Generally good.
- Good, I don't always get the answer I want but I do get regular updates if I ask for them.
- Good response...call back in a timely manner.
- Nice, more than helpful.
- Positive response.
- I think they beat around the bush a lot because they aren't sure of the answers.
- Got a lot of education...Steve Edde has been great.
- Any direct questions have been answered.
- All in all a good response. Issues are thorny and people are cautious. Only wish the process would move more quickly.

13. Do you have confidence in the Navy's ability to adequately clean up Alameda Point?

a. Why/why not?

Yes	17
No	5
Not Sure	5

- Yes, from the people I have met there is a sincere attempt to resolve the issues but the Navy hierarchy may get in the way.
- No, the Navy is inconsistent. With the marsh crust they said it was not an issues, six months later it was a possible issues, and six months after that it was a definite issue.
- No. There is a history of inadequacy of cleanup. It is a very large organization and cleanup is not a priority. There are also huge funding and resource issues.
- No. I have been fed misinformation and half information. I can't decipher if its good or bad. The City wants the land and will push the Navy to release it sooner and the Navy doesn't want to spend the money.
- Yes, if budgetary and resource allocations are available.
- No. They are ducking the commitment.
- Yes. Ongoing community pressure will make the Navy responsible and the funding will happen because this is a prime location.
- Yes, because if they don't do the right thing here they will have to come back.
- No. I have a constant fear the money for cleanup will not be there from Washington D.C. due to outside events. Within the Navy, cleanup of this property is not the number one priority.
- I trust the people locally, but on a higher level I don't think the money will be allocated.
- No, but I am pretty skeptical about government as a whole.
- Yes. They have the technical expertise and the Navy people are committed.
- I don't know how the Navy is involved.
- What is the overall plan and associated cost. Once that is known I can answer the question.
- Yes in the ability of the Navy, but I don't know about the willingness. Community health needs to be put in front of budgets...and I don't think that will happen.
- Yes because there are national laws that hold them accountable.
- I would have more confidence in a neutral third party.

- Yes. I think it will eventually happen and get done but the Navy is not responsible for everyone's mess.
- No. This project is in its 20th year and not one cleanup has been finished. Alameda's willingness to accept contaminated property is clear. EPA has no decision over cleanup decisions that are made.

b. If not, how can the Navy gain your confidence?

- More outreach to inform the layperson what is going on. It is a complex issues and requires time and dedication to communicate.
- Better communication about schedules, plans, and what is going on in general.
- By responding to comments and providing consistent communication.
- Through regular communication and working with organizations that have established relationships with the community.
- By providing a specific plan and financial commitment and communicating this to the public.
- Change nature of Navy's cleanup program and provide adequate funding.
- There needs to be a commitment by the feds to turn loose funding so this can happen.
- Without the proper money this won't happen.
- Need to allocate the appropriate resources that match the intended reuse.
- By informing the community what is going on, where they are in the process, what is next, and when it will be finished.
- Develop a plan everyone agrees to and provide the necessary resources.
- Reach broad agreement with City, state, EPA on what cleanup has to be accomplished to provide uses agreed upon in the reuse plan.
- Provide summary updates to community. Need information on how process works, decisions are made, funding, schedules, etc.

14. Do you have confidence that the U.S. EPA will provide effective oversight for the project?

Yes/no?

Yes – EPA	16
Unsure – EPA	6
No – EPA	4

Comments on EPA

- Yes, they are the ones in charge of the site. Enough private organizations are monitoring the situation that if something is missed the deficiency will be pointed out. Checks and balances.
- Yes, good technical people and seem to have the right amount of staff and they pull in expertise as necessary.
- No, I don't know anything about their resources or priorities.
- I have more confidence in the EPA than the Navy because local people are assigned to the project and the chain of command is more responsive.
- The limited resources of the EPA lessens my confidence.
- I am less confident with the current administration.
- No, too many regulations.
- DoD has more pull than EPA.
- Yes, but the lack of resources makes it difficult. Large amount of work for one person to be doing on a fast track.

If not, how can the EPA gain your confidence?

- Put forth more resources, as needed commensurate with program's pace.
- Information on what their role is and what they add to the project would help.
- Allocation of staff.
- Make decisions and stick with them, hold the Navy accountable.
- Make sure funds are in place.

Yes/No?

Yes – DTSC	12
Unsure – DTSC	10
No – DTSC	4

Comments on DTSC

- No. Politically motivated, as an agency it has lost its mission. Buy off on low standards of cleanup such as the NX Scrap Yard housing.
- Yes, the people on this project are local and not removed from it.
- No, I have no idea about their resources or priorities.

- I know nothing about them so I will reiterate the need for more education to the public saying who does what.
- I know nothing about the agency but California's budget deficit means that services will be reduced across the board.
- Yes, they seem to be effective.
- Unsure...they haven't been too consistent of a presence on this project.
- Don't know...I don't see too much of them or too much interaction.
- Maybe. I am unfamiliar with current staff, there has been a lot of staff turnover, and their role isn't too well defined.
- No. DoD has more pull in our society than DTSC.
- Haven't seen them so I don't know.
- Yes, because they bring a local level of concern and oversight.
- No, I don't think they even have a representative on the RAB.

If not, how can DTSC gain your confidence?

- Put forth more resources, as needed commensurate with program's pace.
- Clearly define current role and how to support it. Regular staffing.
- Have DTSC tell us what they do.
- Tell us who they are and what they do.
- Come around and introduce themselves. It is important to know people, faces, names and numbers.
- Come to the RAB and make presentations.
- Limit staff turnover.
- Hold Navy accountable.
- Positions keep switching there and a relationship can't be built. There is value to consistency.

RESTORATION ADVISORY BOARD

15. Are you familiar with the Restoration Advisory Board (RAB) that has been established the Alameda Point?

Yes	18
No	8

How did you hear about the RAB?

- From my job.
- In the reuse plan.
- No, not until today.
- Asked to join by the Navy.
- I was one of the original members.
- Heard about it recently at a community meeting.
- From Ardella Dailey.
- Through ARC Ecology.
- Display at Alameda Point open house.
- From the BRAG.
- Eight years ago through the Alameda Journal.

16. Would you be interested in joining the RAB as a member?

No	13
Already a member	6
Yes or maybe	5
Attend only (not membership)	2

- Sounds interesting and I will send a member of my staff to check it out.
- If I can get more information about what is going on I will definitely go.
- Might send a staff person.
- Too busy, but I'll think about it.
- Should probably send someone regularly.
- Only if there's a reason.

Current and/or past RAB members:

17. What do you like and dislike about the RAB meetings?

- Fifty percent of the time is spent on administrative items.
- The meetings are dull. Need more speakers and less technical presentations. Stick to the basic facts and keep it simple.
- Forum for the Navy, community, and talk about cleanup issues together.

- Not a lot of outside community members. It is a great opportunity for people outside the RAB to find out what is going on.
- The meetings can be dull...it is not a very stimulating environment.
- The meetings are too long...and run over a lot of the time.
- Too formal. Making the public comment period at the end is very bad.
- Good way to keep abreast of what is going on out here.
- Need more pep in the presentations, they are too technical oriented to a technical audience.
- Structure needs to be fine tuned. We spend a lot of extraneous time discussing small details.
- Good discussion.
- Have RAB members really get information out to the community.

18. How do you think meetings could be improved?

- We need a strong chair leadership and an agenda. An agenda we stick to.
- Allow speakers from outside the Navy to present their point of view.
- Increase attendance.
- Increase public participation by presenting more pertinent information and tying it into base reuse.
- Shorten presentations and not so technical. Just provide what people want and need to know.
- Make it easier for the public to participate, don't hold public comment period at the very end.
- Presentations need to be more interactive and engage people.
- Not so technical – I don't understand half of what is said. Too much jargon.
- Get more community members involved.
- A new RAB member package to orient people would be nice.

19. Are the meetings at a convenient time and location?

Adequate	6
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- West Mall location is convenient.
- Current schedule conflicts with the school board and city council meetings – you lose city participation due to that.

COMMUNICATION

20. Do you feel you have been kept adequately informed about the cleanup activities at Alameda Point?

Why/why not?

Yes	15
No	11
Adequate/Inconsistent	1

- Yes. I am on the mailing list, attend RAB and BCT meetings.
- No, this is a case of me informing myself on a regular basis.
- No. Communication has been very inconsistent and irregular. I don't think I have seen anything for the last two years.
- You have done a good job with the Coast Guard families but not the average citizen.
- No. But at the same time I share responsibility to look for the information. We each share responsibility for me being informed, or ill informed.
- It is difficult to inform the public but it has been okay.
- No, but it is a two way street and I haven't actively sought out information.
- Yes because of the flier on my door. But some type of newsletter would be nice.
- Yes, I have been informed but the schedules promised were not adhered to.
- For George Miller School yes, but for the bigger picture no.
- No, but I haven't taken the time to track down information either.
- Information is probably out there, but my lack of effort has contributed to not knowing much.
- Yes, I know where to go, or who to call, for more information.
- Yes, because of my position I receive regular updates.
- Yes and no. Yes in the fact that the Navy is willing to share information if you want it but you have to work for it. A periodic update that is easy to understand would be great.

a) How do you think the Navy can improve its communication efforts?

- Prepare and mail simple fact sheets to the general public. Make a website with good information about the sites available. Announce your actions in the local paper.
- Notify the City in writing of work and coordinate your efforts with the City. It used to be easier when Steve had a local office...communication has been inconsistent since he left his office at Alameda.

- The major problem is people don't understand and are not informed. Simple fact sheets that are easy to understand would go a long way.
- Regular, consistent outreach. One to two page fact sheets, poster boards, community meetings if necessary.
- The Navy should partner with local groups to share information through established communication lines. Emphasize health concerns and seriousness.
- The site supervisor should give quarterly or half-yearly presentations to tenants on base and organizations. Each year the timeline should be updated and the schedule communicated to the public.
- Attend the Coast Guard town meetings and give a presentation.
- Newspaper articles, site tour, newsletter sent to interested parties.
- Put an article in the Electric Flash and Alameda Journal. Send a project summary out via email to "email all" within the City of Alameda.
- Articles in the Alameda Journal that say what has been done and what needs to be done. Also discuss reuse.
- Put out signage at the base. One page fact sheets about soccer field at Site 4, the SVE system, the groundwater plume, Coast Guard housing and Alameda Point Collaborative housing. Put information and reports on-line.
- Do what you are doing here. Engage the community and get people to support you.

b) Do you feel the Navy is missing any segments of the community in its communication efforts?

- Coast Guard housing should be involved in the RAB meetings.
- People who live closest to the base are most affected by the cleanup and reuse of land. Extra effort should be spent to involve them.
- Probably you are but a lot of people aren't interested enough to be involved. You have to be really interested to attend a meeting once a month.
- You should inform all of City staff via email so they can spread the word. Alameda is a small island.
- The majority of the community. You have done a good job with Coast Guard housing but not the average citizen.
- Yes. Alameda Point Collaborative tenants don't know what is going on.
- I don't really know. It is a challenge to help people understand how important public participation is to this process.
- I don't know what you are doing for outreach so I can't really say.
- Yes, the general population. Initially there was a lot of news but in the last one to two years there has not been much.

- The average citizen doesn't know much of what is going on.
- Not from what I understand. But probably most people don't understand how complex this stuff is.
- Yes. No one was informed about the soccer field at Site 4, the SVE system, or the groundwater pollution.

21. Are you interested in receiving more information about environmental cleanup at Alameda Point?

Yes	20
No	6

- Yes, and on all topics but particularly the big picture: When will this be done and how much is it going to cost?
- As a resident, I am interested in knowing about things that may affect my life.
- We live and work here so would like to know what is happening in a general sense.
- No, I currently receive enough.
- Yes, yes, yes. General information that is meaningful to residents and tenants.

22. What topics are you particularly interested in?

Information on Cleanup Activities and schedules – big picture	17
Funding	12
Plans for Redevelopment	8
Seaplane Lagoon	7
Groundwater Plume	4
Inconveniences associated with cleanup	4
Health Effects	2

- A succinct, two page fact sheet that provides a general summary of where you are in the process, what remains to be done, timeframe and costs, and plans for redevelopment.
- Need short one-page fact sheets and adequate signage throughout the area.
- Water towers, long-term groundwater monitoring and cleanup, parcels adjacent to the low-cost housing.
- Seaplane lagoon cleanup and timeframe that it is going to happen in.
- Monthly field activities update or calendar: What is being planned and where and any associated impacts such as road closures, parking restrictions, etc.

- Basewide cleanup schedule – what is out here and where, what is being done to clean it up, how long will it take, future uses for the property.
- Anything having to do with the cleanup of Site 25 and if the toxins will come back.
- The benzene plume and plans to address it.
- Can you effectively remove substances from soil and water and if so how and when.
- Seaplane lagoon, dredging, development of wildlife refuge, and dredging permits.
- Status of cleanup.
- Very general, regular reports that summarize what is happening. Need to be non-technical and interesting.
- Anything to do with reuse.
- Show where the problems are and timing for cleaning them up.
- Site maps with descriptions, timetable, cost and schedule.
- Put something out in non-technical language with maps showing locations of sites and a non-technical summary of each site: What is the problem, recommended solution, how deal with it, timeline. If you can make it an interactive thing on the web that would be great.

How often?

As necessary	8
Quarterly	5
Yearly or biannually	5
Monthly/bimonthly	4

- Twice yearly newsletter would be adequate.
- As needed.
- Quarterly unless something is immediate then release the information right away.
- Monthly field activities reports for tenants and a couple of times a year for the Alameda in general.
- General, succinct fact sheets two to three times a year.

23. What is the best way to provide you with information about the environmental cleanup program at Alameda Point?

Fact Sheets

Yes	24
No	3

- Short, easily understood fact sheets would be really effective.
- Fact sheets mailed out regularly to tenants and residents.
- Put something in existing communications about the cleanup.
- Sending a summary fact sheet out via email to the City and school email all list would be very effective.

Workshops

Yes	12
Sometimes	3
No	1

- Yes, if there is a specific issue that needs to be addressed.
- I personally would not attend a workshop.

Newspaper Articles

Yes	17
Sometimes	4
No	3

- If you can get the press to cover this, it would really be helpful.
- You should establish a relationship with local reporters.
- Maybe an op/ed piece would be good.
- I haven't seen coverage of Alameda Point in a long time, but if I did I would read it.

Site Tours

Yes	16
Sometimes	2
No	1

- People are really interested and would go on a tour if it was on a Saturday.
- A tour combined with a fun open house would be really effective.

Community Meetings

Yes	18
No	1

- If there is a big issue, a meeting can be effective.

RAB Meetings

Yes	18
No	5
Don't Know	1

- The RAB needs to share information with the larger community.
- A lot of information is provided at the RAB and it can be very effective.

Open House

No	10
Yes	7
Sometimes	2

- If you do it on a Saturday and make it fun, people would probably attend.
- Combine this with the City's plans for redevelopment. People are interested in that.

Internet

Yes	20
No	2

- An interactive website, where you can get up to date information on each site.
- I get most of my information off the Internet.

Other

E-mail updates	7
Presentations/briefings to groups	7
Website	6
Monthly field activities update	4
Maps with site descriptions	3
Flyers sent to parents of school children	3
Phone call updates	1
Posters displayed in prominent locations	1

- Providing summary updates to email all lists, like the City's and school district's, would get the information out cheaply.
- Use the Alameda Sun and Alameda Journal, which everyone reads for local information.
- Put information in the Coast Guard office.

- Include fact sheets in the Sun and Journal.
- Make regular presentations to the Alameda Tenants Association.

24. Did you know the Navy has set up information repositories at 950 West Mall Square, Building 1, and the Alameda Interim Library at 2200 A Central Avenue, both in Alameda?

No	14
Yes	12

25. Are these locations convenient?

Yes	26
-----	----

26. Have you visited either of these?

No	16
Yes	10

27. Can you suggest an alternate location?

No	22
Coast Guard	2
The Internet	1

- Coast guard office for important items relating to Site 25.
- Documents on the Internet.

28. Can you suggest convenient locations for community meetings?

West Mall	11
Local Elementary Schools	9
City Hall	6
Alameda High School	5
Alameda Main Library	3
Alameda Collaborative Offices	3
Officer Club	2

29. Which location works best for you?

West Mall	15
Anywhere on island	5
City Hall	4
Alameda Collaborative	2

30. Can you suggest a convenient time and day for community meetings?

M-Th Evenings	25
Saturday Mornings	6

- Tuesday night meetings conflict with City Council and the Alameda School District.
- Saturday mornings would be good for open houses, tours, and the like.
- All meetings should offer childcare so families can attend.

31. Are you aware of any language translation or interpretation needs in this community?

No	18
Yes	5

- Most of the Coast Guard families speak English.
- Coordinate efforts with the school, multi-cultural center, and local outreach organizations.
- School district has 72 languages spoken, but just translates into the top five which are Tagalog, Spanish, Farsi, Mandarin and Korean.
- Probably less than other places in the Bay area.
- I live here and am not aware of any special language considerations.

a. If yes, which languages?

Chinese	5
Tagalog	4
Spanish	4
Vietnamese	4
Farsi	2
Cambodian	2
Korean	2

b. What is the best way to meet the needs of this segment(s) of the community?

Use community leaders/organizations	6
Alameda Multi-cultural center	6
Work with Alameda school district	5
Use ethnic specific press	3

- Through the press that is issued in their language.
- Depends on the objective – community based organizations and neighborhood liaison services.
- The Alameda Multi-cultural center specializes in outreach to the various ethnicities on the Island.

MEDIA COVERAGE AND USAGE

32. Have you seen any media coverage about environmental activities at Alameda Point?

No coverage	16
Yes	10
No	2

- Has there been any coverage? I haven't seen any.
- I can't remember seeing any coverage.

33. Were your concerns reflected accurately?

N/A	15
Yes	5
No	3

34. What newspapers do you take regularly?

Alameda Journal	21
San Francisco Chronicle	15
Alameda Sun	12
Contra Costa Times	2
Oakland Tribune/Al. Times Star	2

35. What radio stations do you listen to regularly?

KCBS 740	11
KGO 810am	8
KQED/NPR 88.5fm	8
KNBR	4
KFOG	3

36. What television stations do you watch regularly?

KTVU Channel 2	10
KRON Channel 4	9
FOX	3
CBS	2
ABC	1

37. Do you watch the local cable community access channel?

No	17
Yes	5
Occasionally	1

If yes, which one?

Channel 22: 2

Channel 23: 3

Channel 26: 2

Other: 3

38. What media do you rely on most to get local information?

Alameda Journal/Alameda Sun	16
Morning radio	5
Local TV	3
Internet	2

39. Have you ever seen public notices about environmental or RAB activities at Alameda Point?

No	13
Yes	9

If yes, can you remember when and where?

Can't remember	8
Alameda Journal	1

WRAP UP

40. Do you know anyone else you think we should interview?

Specific names or organizations given	19
No	7

41. Do you have any other comments, suggestions, or concerns you would like to add?

If yes, they are:

Appreciated being interviewed	7
Need more information	6

- I really appreciate the opportunity to ask questions and get more information.
- Make extra efforts to inform community members outside of the RAB and Coast Guard families.
- My main concern about community outreach is that the Navy coordinate efforts with the City to reduce duplication of effort and better communications.
- When are we going to finish this?
- Need a dog park in Alameda Point that is closer to Coast Guard housing.
- I really like this meeting in regards to immediacy and the opportunity for face-to-face communication.
- This really helps to create a relationship and develop trust.
- Good job, keep it up.
- As a performance standard, I encourage you to reach out and engage the community through different venues and vehicles. We are facing a substantial transition and we need to involve the community in a direct and meaningful way.
- As quick as possible, the Navy and City need to come to a conclusion on early transfer and close the deal and secure the amount of money needed to get this done.
- I am glad you called and we were able to meet. I have learned a lot.
- Plan on briefing community groups regularly and you will be ahead of the game.
- It is too bad that the Navy no longer has offices at West Mall Square. That added a real sense of community and involvement to the Navy's efforts.

42. Is it okay if we identify you as an interview participant? Your name will be kept separate from your answers.

Yes	27
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APPENDIX D
INTERVIEWEE LIST

D INTERVIEWEE LIST

Ralph Appezzato
City of Alameda

Chris Bandy
U.S. Fish & Wildlife

Art Brandt
Alameda Police Department

Mike Crouch
Trident Management Services

Kim Cuddeback
Coast Guard resident

Ardella Dailey
Alameda Unified School District and RAB
member

Doug Dehan
RAB member and Alameda resident

James Flint
City of Alameda

David Forbes
PTA president and Alameda resident

Lisa Fowler
Gallagher & Lindsay and Alameda resident

Christine Harrison
Alameda Multicultural Center

Rezsín Jaulus
Alameda Point Collaborative

Elizabeth Johnson
City of Alameda

Steve Jones
Alameda Fire Department

Jo-Lynne Lee
RAB member and Alameda resident

Lea Loizos
ARC Ecology

Patrick Lynch
Alameda Resident

Carl Nelson
Nelson's Marine

Kurt Peterson
RAB member and Alameda resident

Tricia Pruitt
George Miller School PTA and Coast Guard
Housing resident

Todd Roloff
Foss Environmental

Jack Shepard
Alameda Point Collaborative

Richard Sherratt
Simmba Systems

Nielsen Tam
George Miller School and Alameda resident

Michael John Torrey
RAB member and Alameda resident

Cheryl Williams
Coast Guard resident

David Wilson
The East Bay Conversion and Reinvestment
Commission

APPENDIX E
KEY CONTACTS

E KEY CONTACTS

The following presents contact information for the Navy, regulatory agencies, and the City.

Name/Title	Organization	Phone	Address	E-mail
Michael McClelland BRAC Environmental Coordinator	SWDIV	(619) 532-0965 Fax: (619) 532-0983 (510) 749-5952 Fax: (510) 749-5949	1230 Columbia St., Suite 1100 San Diego, CA 92101	mcclellandme@efdsw.navfac.navy.mil
Anna-Marie Cook Project Manager	EPA	(415) 972-3006 Fax: (415) 744-1917	75 Hawthorne St. San Francisco, CA 94105	Cook.anna-marie@epamail.epa.gov
Marcia Liao Project Manger	DTSC	(510) 540-3767 Fax: (510) 849-5285	700 Heinz Ave., Suite 200 Berkeley, Ca 94704	mliao@dtsc.ca.gov
David Cooper Community Involvement Coordinator	EPA	(415) 972-3237 Fax: (415) 744-1917	75 Hawthorne St. San Francisco, CA 94105	Cooper.david@epamail.epa.gov
Jesus Cruz Public Participation Specialist	DTSC	(510) 540-3933 (510) 540-3819	700 Heinz Ave. Berkeley, CA 94710	Jcruz@dtsc.ca.gov
Judy Huang Project Manger	RWQCB	(510) 622-2377 Fax: (510) 622-2460	1717 Clay Street, Suite 1400 Oakland, CA 94612	jch@rb2.swrcb.ca.gov
Elizabeth Johnson Base Reuse Planner	City of Alameda	(510) 749-5903 Fax: (510) 521-3764	950 West Mall Square Alameda CA 94501	ejohnson@ci.alameda.ca.us

APPENDIX F
INFORMATION REPOSITORY LOCATIONS

F INFORMATION REPOSITORY LOCATIONS

To provide the local community with opportunities to review project documents, two information repositories for the Alameda Point Installation Restoration Program have been established.

Alameda Point

950 West Mall Square
Building 1, Room 141
Alameda, California
(510) 749-5952

Hours:

Mondays-Fridays: 8:30 a.m. – 4:00 p.m.

Alameda Interim Library

2200 A Central Avenue
Alameda, California
(510) 748-4660

Hours:

Monday/Wednesday: 9:30 a.m. – 9:00 p.m.

Tuesday/Wednesday/Thursday/Friday/Saturday:
9:30 a.m. – 5:30 p.m.

Sunday: 1:00 – 5:00 p.m.

The Navy will evaluate requests for copies of reports on an individual basis. To request a specific document please contact Mr. Michael McClelland, BRAC Environmental Coordinator, at (510) 749-5952.

APPENDIX G
LOCATIONS FOR PUBLIC AND RESTORATION ADVISORY BOARD MEETINGS

G LOCATIONS FOR PUBLIC AND RESTORATION ADVISORY BOARD MEETINGS

The Alameda Point Restoration Advisory Board (RAB) meetings are held monthly. Agendas for each upcoming meeting and the meeting location are mailed to RAB members and other interested individuals.

Meeting locations will be accessible to persons using wheelchairs and others with disabilities. For American Sign Language interpretation, use of a reader during a meeting, a sound enhancement system and/or alternate formats of the agenda and minutes, please telephone Mr. Michael McClelland at least 24 hours before a meeting.

Current location of the RAB and public meetings:

City of Alameda Offices
950 West Mall Square
Building 1, Room 140
Alameda, CA

Date: First Tuesday of each month

Time: 6:30 – 8:30 p.m.

Residents of Alameda Point Collaborative (APC) housing have expressed an interest in periodically hosting RAB meetings at the APC community center. These individuals feel that APC residents are more likely to attend RAB meetings if they are held in a familiar and comfortable location. The Navy will work with current RAB members and APC residents to determine which RAB meetings will be held at the APC Community Center. The APC Community Center is located at 677 West Ranger Avenue on Alameda Point.

According to data gathered during the community interviews, interested community members are available to attend community meetings weekdays in the evenings. Specific suggestions for additional locations to hold community meetings included: George Miller School, Encinal School, Paden School, Encinal High School, Alameda City Hall, and Alameda Main Library.

APPENDIX H
MAILING LIST

H MAILING LIST

The mailing list for the Installation Restoration (IR) Program at Alameda Point contains the names of about 500 residents and businesses on Alameda Point, as well as 500 names and addresses for local, state, and federal regulatory agencies, government offices, news media, and other interested parties. Those on the list will receive fact sheets, news releases, meeting notices, and other important information.

An abbreviated version of the mailing list follows.

RESTORATION ADVISORY BOARD MEMBERS

Ingrid Baur
Alameda Resident

Clem Burnap
Alameda Resident

Ardella Dailey
Alameda Resident

Nick DeBenedittis
Alameda Resident

Dale Smith
Berkeley Resident

Lyn Stirewalt
Oakland Resident

Jean Sweeney
Alameda Resident

Jim Sweeney
Alameda Resident

Luann Tetirick
Alameda Resident

Michael John Torrey
Alameda Resident

Ken O'Donoghue
Alameda Resident

Kurt Peterson
Alameda Resident

Kevin Reilly
Oakland Resident

Douglas deHaan
Alameda Resident

Tony Dover
Oakland Resident

George Humphreys
Alameda Resident

James D. Leach
Alameda Resident

Jo-Lynne Lee
Alameda Resident

Lea Loizos
San Francisco Resident

Bert Morgan
Alameda Resident

KEY CONTACTS FOR ALAMEDA POINT

For More Information

For more information about this document, the IR Program, and the Alameda Point Community Relations Program, contact the following:

Mr. Michael McClelland
BRAC Environmental Coordinator
Southwest Division
Naval Facilities Engineering Command
1230 Columbia Street, Code 06CA.MM
San Diego, California 921301-8517
(619) 532-0965
(510) 749-5952
mcclellandme@efdswnavfac.navy.mil

Anna-Marie Cook, Remedial Project Manager
EPA Region IX
75 Hawthorne Street, 8th Floor
San Francisco, California 94105-3901
(415) 972-3075
Toll Free: 1-800-231-3075
Cook.anna-marie@epamail.epa.gov

Marcia Liao, Remedial Project Manager
Cal/EPA, DTSC
700 Heinz Avenue, Suite 200
Berkeley, California 94710-2732
(510) 540-3767
MLIAO@DTSC.CA.GOV

Lee Saunders
Public Affairs Officer
SWDIV
1230 Columbia Street, Code 06CA.LS
San Diego, CA 92101-8517
(619) 532-3100
saunderslh@efdswnavfac.navy.mil

David Cooper, Community Involvement
Coordinator
U.S. EPA, Region IX
75 Hawthorne Street, 8th Floor
San Francisco, California 94105-3901
(415) 972-375
Toll Free: 1-800-231-3075
Cooper.david@epamail.epa.gov

Jesus Cruz, Public Participation Specialist
Cal-EPA DTSC
700 Heinz Ave., Suite 300
Berkeley, CA 94710
(510) 540-3933
jcruz@dtsc.ca.gov

Judy Huang, Remedial Project Manager
Cal-EPA, RWQCB
1515 Clay Street, Suite 1400
Oakland, California 94612
(510) 622-2363
jch@rb2.swrcb.ca.gov

CITY MANAGER OF ALAMEDA

James Flint
City Manager
2263 Santa Clara Avenue, Room 320
Alameda, California 94501

ALAMEDA CITY COUNCIL AND ALAMEDA COUNTY SUPERVISORS

Mayor

Beverly Johnson
City Hall
2263 Santa Clara Avenue
Alameda, California 94501

Vice Mayor

Al DeWitt
City Hall
2263 Santa Clara Avenue
Alameda, California 94501

Councilmember

Tony Daysog
City Hall
2263 Santa Clara Avenue
Alameda, California 94501

Councilmember

Frank Matarrese
City Hall
2263 Santa Clara Avenue
Alameda, California 94501

Councilmember

Barbara Kerr
City Hall
2263 Santa Clara Avenue
Alameda, California 94501

Supervisor, Fourth District

Nate Miley
Board of Supervisors
1221 Oak Street
Oakland, California 94612

Supervisor, Third District

Alice Lai-Bitker
Board of Supervisors
1221 Oak Street
Oakland, California 94612

CALIFORNIA STATE SENATORS

Senator John Burton
California State Senate (District 3)
455 Golden Gate Avenue,
Suite 14800
San Francisco, California 94102

Senator Wesley Chesbro
California State Senate (District 2)
1040 Main Street, Suite 205
Napa, California 94559

Senator Liz Figueroa
California State Senate (District 10)
43721 Mission Blvd.
Fremont, California 94539

Senator Don Perata
California State Senate (District 9)
1515 Clay Street, Suite 2202
Oakland, California 94612

Senator Jackie Speier
California State Senate (District 8)
455 Golden Gate Avenue, Suite 14200
San Francisco, California 94102

CALIFORNIA STATE ASSEMBLY REPRESENTATIVES

Assemblywoman Wilma Chan
California State Assembly (District 16)
1515 Clay Street, Suite 2202
Oakland, California 94612

Assemblyman John Dutra
California State Assembly (District 20)
39510 Paseo Padre Parkway, Suite 360
Fremont, California 94538

U.S. SENATE

U.S. Senator
Senator Diane Feinstein
1700 Montgomery Street
Suite 240
San Francisco, California 94111

U.S. Senator
Senator Barbara Boxer
1700 Montgomery Street
Suite 240
San Francisco, California 94111

U.S. HOUSE OF REPRESENTATIVES

Congressman Mike Thompson
District 1
U.S. House of Representatives
1040 Main Street
Suite 101
Napa, California 94559

Congresswoman Ellen Tauscher
District 10
U.S. House of Representatives
1801 North California BLVD
Suite 310
Walnut Creek, California 94596

Congresswoman Lynn Woolsey
District 6
U.S. House of Representatives
1101 College Avenue
Suite 200
Santa Rosa, California 95404-3953

Congressman Tom Lantos
District 12
U.S. House of Representatives
400 South El Camino Real
Suite 820
San Mateo, California 94402

Congressman George Miller
District 7
U.S. House of Representatives
367 Civic Drive
Suite 14
Pleasant Hill, California 94523

Congressman Pete Stark
District 13
U.S. House of Representatives
39300 Civic Center Drive
Suite 230
Fremont, California 94538-2324

Congresswoman Nancy Pelosi
District 8
U.S. House of Representatives
450 Golden Gate Avenue
Room 145380
San Francisco, California 94102

Congresswoman Anna Eshoo
District 14
U.S. House of Representatives
698 Emerson Street
Palo Alto, California 94301

Congresswoman Barbara Lee
District 9
U.S. House of Representatives
1301 Clay Street
Suite 1000N
Oakland, California 94612

APPENDIX I
ADMINISTRATIVE RECORD FILE LOCATION

I ADMINISTRATIVE RECORD FILE LOCATION

The complete Administrative Record for Alameda Point is maintained at the Navy's Southwest Division (SWDIV) office, located in San Diego, California, in the Environmental Technical Library (ETL).

Because of the volume of documents required for the Administrative Record, all documents may not be in the local information repositories. However, a copy of the complete Administrative Record index and pertinent documents are available for public review at the information repositories located at Alameda Point and the Alameda Library in Alameda.

Copies of documents located at the ETL are available through the following person:

Diane Silva
CERCLA Administrative Records Coordinator
Administrative Records
Southwest Division
Naval Facilities Engineering Command
1220 Pacific Highway
San Diego, California 92132

Phone: (619) 532-3676

Fax: (619) 532-3549

ETL hours are 7:30 a.m. to 3:30 p.m., Monday through Friday. Documents may not be removed from the facility; however, they may be photocopied.

ATTACHMENT
RESPONSES TO COMMENTS ON THE DRAFT COMMUNITY RELATIONS PLAN
FOR FORMER NAVAL AIR STATION ALAMEDA, ALAMEDA, CALIFORNIA

RESPONSES TO COMMENTS ON THE DRAFT COMMUNITY RELATIONS PLAN FOR FORMER NAVAL AIR STATION ALAMEDA, ALAMEDA, CALIFORNIA

This document presents the U.S. Department of the Navy's (Navy) responses to comments received from various members of the community on the draft Community Relations Plan (CRP). Comments were received from the following individuals:

- ❑ Alameda Point Restoration Advisory Board (RAB) - CRP Focus Group, during a meeting to discuss the CRP held on February 20, 2003.
- ❑ Kevin Reilly of the Green Party – City of Alameda Chapter in a letter dated February 26, 2003.
- ❑ Lea Loizos of ARC Ecology in a letter dated February 28, 2003
- ❑ David Cooper of the U.S. Environmental Protection Agency (EPA) in an email dated March 17, 2003.

RESPONSE TO COMMENTS FROM RAB MEMBERS – CRP FOCUS GROUP

1. **Comment:** **The new Installation Restoration sites – Sites 30, 31 and 32 – need to be added to the site description section.**

Response: The Navy has added descriptions of these sites to Section 5.0, Site Descriptions and Investigations, as well as to Figure 5-2, Installation Restoration (IR) Program Sites Map.

2. **Comment:** **A lot of good information is laid out in this document and many good methods to communicate are outlined. However, there is no way to measure if any of this really happens. A paragraph needs to added to the section about the RAB meetings that states something like: “To track the success of the community outreach efforts, a line item for community relations will be added on a regular basis to the RAB agenda so the Navy and RAB can discuss anticipated and completed community outreach accomplishments.”**

Response: Under Section 2.0, Community Relations Program, the Navy has added a paragraph in Section 2.4.3, which discusses the RAB meeting agenda and that an agenda item entitled “Community Relations Plan - Goals and Progress Made” will be added to the RAB quarterly. The Navy will use this time to work collaboratively with RAB members to determine the timing and content of future newsletters, fact sheets, work notices, and miscellaneous community events.

3. **Comment:** Local newspapers and Don Roberts' cable station need to be added in the Media Outreach section.
- Response:** The Navy has increased the papers listed in Section 2.4.10 - Media Outreach, to include the San Francisco Chronicle, Oakland Tribune, East Bay Express, the local cable access channel, and Don Robert's website, as appropriate.
4. **Comment:** The reason why community interviews were conducted should be added to the document.
- Response:** The Navy agrees and has added the purpose of community interviews to Section 1.0 – Introduction, and Section 3.0 – Community Interviews.
5. **Comment:** Check the numbers on page B-27 about translation; they do not seem to make sense.
- Response:** Page B-27 is now page C-27 due to reordering of the document. There was an error in the data tabulation. The Navy has corrected this to read four individuals responded that there were language translation needs for Tagalog, and five responded there were language translation needs for Chinese.
6. **Comment:** Add a section that discusses the GIS system that was donated to the City for use with the Alameda Point information repository.
- Response:** The Navy has incorporated a paragraph that discusses the geographical information system (GIS) in Section 2.4.2 – Information Repositories.
7. **Comment:** The percentages of students that speak other languages at West End schools is quite high...these numbers support that there is a lot of diversity in the West End community and the Navy needs to translate documents to meet these populations' needs.
- Response:** The percentages shown for English Learners at the five schools within the West End Community and Alameda Point were misleading. The Navy has revised the CRP to show both the percentage, and actual number of students that are English Learners. The number of English Learner students provides a more meaningful picture of the various ethnicities in the West End Community and their English language skills. At this time, the Navy cannot commit to translating documents into other languages because the numbers of minority populations are not large enough to support such a costly and time intensive endeavor.
- The Navy has amended the CRP to state that the Navy will work with RAB members to identify opportunities for translation and provide translated information to community organizations that represent minority populations.

RESPONSE TO COMMENTS FROM KEVIN REILLY

8. **Comment:** The Navy states that it is committed to “soliciting public input in the development and implementation of cleanup solutions” and “to facilitate two-way communication with the surrounding community.” Yet, some of the basis for the CRP relies on the small sample (27) of interviews conducted by the Navy with selected individual who appear to be exclusively English speakers.

Response: In consultation with the EPA and the Department of Toxic Substances Control (DTSC), it was agreed that 25 to 30 interviews should be conducted for the Alameda Point CRP. As stated in the *Superfund Community Involvement Handbook*, “the information gathered from 15 to 25 community interviews provides the basis for development of the Community Involvement Plan (CIP)” (EPA 2002). CIP is a newer EPA term for a CRP.

For Alameda Point, 45 organizations and/or individuals were contacted and 16 either did not return calls or declined to be interviewed; three of the groups/individuals that declined represented minority populations located in the West End Community. Each of the 27 individuals interviewed were asked about language translation needs and if there was someone the Navy should contact to interview as a representative of minority populations. Five of the 27 interviewees suggested the Navy contact the Alameda Multicultural Center and the Alameda Unified School District for help in how best to target the West End Community. The Navy followed up on these suggestions and interviewed the Director of the Alameda Point Multicultural Center and a representative of the Alameda Unified School District; suggestions from these individuals on how to involve and inform the West End Community were incorporated into the CRP.

9. **Comment:** The section regarding language interpretation needs is wholly inadequate. Newsletters, fact sheets, work notices and public notices should be made available in a variety of languages in order to meet the Navy’s stated objectives. These communication tools should be distributed to the targeted populations directly and not simply via “community organizations” that represent minority populations. In addition, the CRP does not specify any efforts aimed at non-English language media.

Response: Please see the Navy’s response to comments 7 and 8.

10. **Comment:** The information repositories do not mention the City of Alameda’s GIS system. We hope that the Navy will utilize resources already prepared, such as the GIS system, when noticing the public about the IR.

Response: The Navy has incorporated a paragraph that discusses the GIS system in Section 2.4.2 – Information Repositories.

11. **Comment:** The Media outreach should specifically include the San Francisco Chronicle, Oakland Tribune, East Bay Express, and additional internet-based media such as the Don Roberts Website.

Response: Please see the Navy's response to comment 3.

RESPONSE TO COMMENTS FROM LEA LOIZOS

12. **Comment:** There is one issue, in particular, I believe merits reiteration in writing: implementation. The goals of the CRP, established in Section 3.0, are comprehensive and will effectively help to keep the local community informed about cleanup issues. That is, assuming they are met. How can the community be assured that the Navy is committed to reaching these goals?

Response: The Navy understands the author's concerns regarding implementation of community outreach activities and is committed to working with members of the RAB to implement outreach activities. The Navy has added a paragraph in Section 2.0 (formerly Section 3.0) – Community Relations Program, which states an agenda item entitled *Community Relations Plan - Goals and Progress Made* will be added to the RAB agenda quarterly. The Navy will use this time to discuss the community relation activities that have been completed and discuss future activities, with input provided by the RAB.

13. **Comment:** For example, the Navy identifies the West End Community as being greater in ethnic diversity than other areas of Alameda, with many non-English speaking residents. It is not enough, however, to simply acknowledge a need for translation of pertinent documents; an implementation plan is required.

Response: Please see the Navy's response to comment 2 and 7.

14. **Comment:** Similarly the Plan talks of providing fact sheets regarding site-specific actions. It is my sincere hope that we, the RAB and BCT, can collaboratively create a schedule to indicate exactly when these fact sheets will be written and what they will address. The same can be said for the promised newsletters and community workshops.

Response: The Navy has amended the CRP to include a discussion on the implementation of community outreach activities - Section 2.5 – Implementation Schedule.

15. **Comment:** As a final example: regarding RAB meeting attendance, page 3-5 says that, "the Navy will work to increase the attendance of the general public, with particular emphasis on the communities that live on or near the base." Please include specific actions that the Navy will take to reach this end.

Response: The Navy has amended Section 2.4.3. (formerly Section 3.3.3) – Restoration Advisory Board, to include specific actions the Navy will take to inform and engage the general public and communities that live on or near the base including posting announcements of upcoming RAB meetings in the Upcoming Events section of the Alameda Journal and on the local cable television station, strategic placement of sandwich boards that announce the RAB meeting on the day the RAB meeting is held, and assisting the RAB in re-establishing a membership focus group.

16. **Comment:** **There is mention made in Section 2.4.2 of how to best reach US Coast Guard residents, who are among those living on the former base. One of the methods suggested is door-to-door delivery of fact sheets. Will the Navy be delivering the fact sheets or is it assumed that the Coast Guard will accept responsibility? Are we certain that the Coast Guard approves of this method of communication?**

Response: The U.S. Coast Guard suggested, and has agreed to be responsible for the door-to-door delivery of fact sheets to residents of the U.S. Coast Guard housing. Section 2.4.2 has been moved to Section 4.4.2.

17. **Comment:** **The Navy needs to provide an opportunity for periodic feedback from the community as to whether or not the goals of the CRP are being met. I would suggest creating not only a schedule of community relations activities but also holding quarterly meetings with the RAB to discuss how well the plan is being followed and if so, how effective the plan has been.**

Response: Please see response to comment 12.

RESPONSE TO COMMENTS FROM DAVID COOPER, US EPA

18. **Comment:** **Please provide the Plan and the Current Interviews information right after the Introduction, and write the Introduction (Section 1) to explain why the other material follows as backup or “for further information.”**

Response: The document has been reordered as suggested.

19. **Comment:** **Although acronyms are okay in technical documents, please spell out words throughout this document. Also, whenever possible replace jargon terms like “Installation Restoration Program” with more common English like “Cleanup Program.”**

Response: The Navy has minimized the frequency of acronyms when practical; however, not all acronyms have been removed. That is because it is Navy practice to use acronyms in documents pertaining to environmental issues. These acronyms are also commonly used at RAB meetings, public information meetings, and in technical documents available for viewing in the Repositories. Therefore, acronyms were left in the CRP to be consistent with other Navy documents and

to familiarize the reader with the acronyms. The acronym reference sheet is listed at the top of the Table of Contents and is located on page v. Acronyms are defined within the Executive Summary, after first use within the body of the document, and after first use in each appendix.

IR Program is the correct term for the cleanup program at Alameda Point. To avoid reader confusion IR Program has not been changed.

20. Comment: The Executive Summary should be a snapshot of both the document and the Plan. A person should be able to generally understand the program and the Navy's responsibilities/commitments from reading it.

Response: The Executive Summary has been rewritten to provide an overview of the purpose of the CRP, information gathered during interviews, and community relation activities that are recommended based on the interview findings.

21. Comment: The Introduction should read as if the Executive Summary didn't exist and it should go into more detail.

Response: The Introduction has been rewritten and provides the name and purpose of the document, the documents organization, how to use the document, and who to contact for further information.

22. Comment: The community background is very detailed and again requires the reader to absorb and hold a considerable amount on history and information. The logic of connecting the background with the interviews is not clear. We suggest the interviews be separate.

Response: The document has been reorganized as suggested and the community interviews have been placed in a separate section entitled, Section 3 – Community Interviews.

23. Comment: On Page 2-2, the contaminant list does not seem to identify VOCs by acronym, which is not consistent with the other contaminants.

Response: The Navy apologizes for this oversight and has added volatile organic compounds to the list of chemical contaminants found in Section 4.2.

24. Comment: On Page 2-2, the order of information in Section 2.3 is confusing. It might be better to be chronological. Also, a quick explanation of the types of transfer and/or leasing would be a good way to start.

Response: Section 2.3 has been moved to Section 4.3 due to reordering of the document. The information in Section 4.3 is presented in chronological order. Information about property transfer is provided in Section 6.0 – Regulatory Background and Requirements.

25. **Comment:** The 2.4 profiles are great, but the information would work better as an appendix or later in the chapter.
- Response:** The community profiles have been moved into Section 4.0 – Community Background.
26. **Comment:** On Page 2-10, the Navy might want to reconsider including the “full list of interviewees” as a Privacy Act Issue. EPA only lists the public figures. Private citizens and business owners are not identified as a matter of national policy.
- Response:** Each person interviewed was asked the following questions: “Is it okay if we identify you as an interview participant? Your name will be kept separate from your answers.” All 27 interviewees agreed to have their name listed in the CRP.
27. **Comment:** Section 2.7.7 states that “close to half” felt they were not adequately informed. This is a major finding and belongs in the Executive Summary. It is a major finding. The same is true about several other comments on the following page. This whole section was extremely useful for understanding community attitudes.
- Response:** The Executive Summary has been rewritten to highlight major findings.
28. **Comment:** On Page 3-9, the web information seems to be different than in the historical CI activities section.
- Response:** The information on former page 3-9 can now be found on page 2-10 due to reordering of the document. Page 2-10 lists one website which provides information on Alameda Point such as a listing on RAB meeting minutes, copies of fact sheets, a photograph gallery, and other general information.
- The information on former page 2-10 can now be found on page B-3. Page B-3 lists the above mentioned website, as well as a more general Navy website that provides information on the environmental activities at most of the California bases that are undergoing closure.
29. **Comment:** Alameda NAS has a very, very active cleanup program. It would be good to attach (and update every year) the SMP, and also provide a table of the major milestones for the current and two out years. This way the public could prepare itself to comment.
- Response:** The Site Management Plan (SMP) is in a very detailed and lengthy Excel table format, which may not be very useful to the general public. However, the Navy has agreed to place the SMP on the Navy’s web page that is maintained for Alameda Point and update the SMP, as appropriate. The Navy has added this change to the CRP in Section 2.5 – Implementation Schedule.

30. **Comment:** The Base has completed and plans to do additional Time Critical Removal Actions and it would be good in this Section 3.0 to explain clearly what the community involvement steps will be for both time-critical and non-time critical removals. It would be even better if the Base committed to the full suite of community involvement activities for removal actions, as they often do take more than six months to plan and execute.

Response: The Navy will take all possible steps to limit time-critical removal actions. As before, any removal actions that the Navy executes will be for sound technical and budgetary reasons and will follow National Contingency Plan (NCP) guidance.